

Docket Item #17-A  
MASTER PLAN AMENDMENT #2003-0003  
REZONING #2003-0002  
BJ'S WHOLESALE CLUB

Planning Commission Meeting  
June 3, 2003

**ISSUE:** Consideration of a request for an amendment to the Landmark Van Dorn Small Area Plan chapter of the City's Master Plan to change the land use designation of the subject property from CRMU-M, Commercial Residential Mixed Use, to CG, Commercial General and a rezoning to change the zoning map from CRMU-M to CG with proffers.

**APPLICANT:** BJ's Wholesale Club  
by Erika Byrd

**LOCATION:** 101 South Van Dorn Street

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**PLANNING COMMISSION ACTION, JUNE 3, 2003 (Rezoning):** On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the rezoning, subject to the proffers offered by the applicant. The motion carried on a vote of 7 to 0.

**Reason:** The Commission agreed with staff analysis. The zoning proffer requires that the applicant will have to retain ownership of the gas station use as a BJ's gas facility and the use would have to continue to be an accessory use to the main retail building, the rezoned portion of the site will not be subdivided and not be sold or redeveloped separately from the main parcel and the rezoning is subject to the approved development site plan and all approved conditions.

**Speakers:**

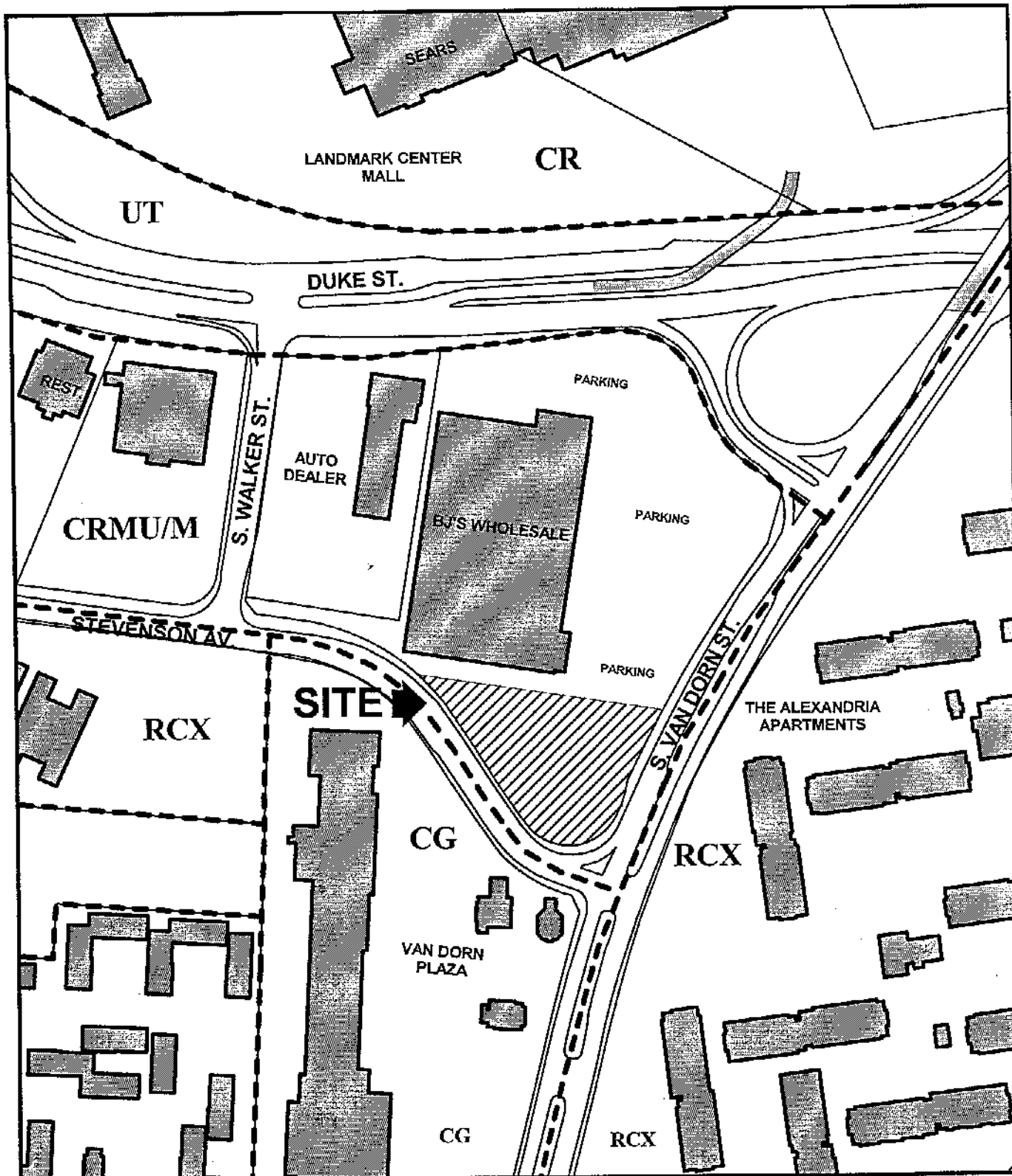
Ms. Erika Byrd, attorney, represented the application.

**PLANNING COMMISSION ACTION, JUNE 3, 2003 (Master Plan Amendment):** On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to approve the Master Plan amendment. The motion carried on a vote of 7 to 0.

**Reason:** The Commission agreed with staff analysis.

**Speakers:**

Ms. Erika Byrd, attorney, represented the application.



**MPA #2003-0003**  
**REZ #2003-0002**

**06/03/03**



## **SUMMARY**

Staff is recommending approval of the Master Plan amendment to rezone a 1.744 acre portion of the site adjacent to Van Dorn and Stevenson Avenue from CRMU-M/Commercial Residential Mixed Use to CG/Commercial General, to permit a gas station that will be owned and operated by the applicant. The remainder of the 9.6 acre site would continue to be zoned CRMU-M. The site is currently occupied by the BJ's Wholesale Club, a retail membership club that sells household, food and automotive tire services to club members. The existing building contains 116,895 sq. ft. and is surrounded on three sides by surface parking areas. In conjunction with the Master Plan amendment and rezoning, the applicant is also requesting approval of a development special use permit (DSUP#2003-03). As part of the rezoning request the applicant has also proffered the following:

- The zoning would be contingent upon the approved development site plan and all approved conditions.
- The applicant would have to retain ownership of the gas station use as a BJ's gas facility and the use would have to continue to be an accessory use to the main retail building.
- The rezoned portion of the site will not be subdivided and therefore could not be sold or redeveloped separately from the main parcel.

The applicant initially requested a rezoning for the entire 9.6 acre site from CRMU-M to CC/Community Commercial, a zone which is not compatible with the adjoining zones, which staff could not support. In addition, the CC zoning category initially proposed by the applicant is intended for small sites located adjacent to low density residential.

### **1992 Landmark Van Dorn Area Chapter of the Master Plan:**

Staff recommended that the applicant amend its rezoning applications to request a rezoning change to CG/Commercial General rather than CC/Community Commercial, a zoning category which is the same as the zoning for the Van Dorn Plaza shopping center located just south of this site. The 1992 Master Plan and zoning for this site of CRMU-M, envisioned mixed use commercial and residential development for this site. The CRMU zoning applied to the site as part of the 1992 comprehensive rezoning was an attempt to encourage a mix of uses and redevelopment of this large visually prominent site on Duke Street. Staff did not support the rezoning of the entire site because the CG zoning would likely preclude the type of development and uses anticipated for redevelopment by the Master Plan. Rather, the applicant was asked to consider rezoning only a small portion (1.744 acres) of the site on the southeastern portion of the site. In addition, staff was concerned that there are several large sites on Duke Street that are designated for mixed use development, but are continuing to be utilized as general commercial retail and service uses that could request a similar rezoning.

MPA #2003-0003  
REZ #2003-0002  
BJ's Wholesale Club

In many ways the proposed gasoline station is a reasonable use given the adjoining retail, commercial and automobile oriented uses and context of Van Dorn Street. The primary concern of staff was the potential loss of a large redevelopment site on Duke Street. To address this concern the applicant has agreed to rezone only a portion of the site. This enables the majority of the property to be retained as CRMU and does not preclude this long-term redevelopment site from being redeveloped in the future. The proposed Master Plan amendment will retain a major portion of the site as CRMU-M thereby retaining the long-range goal for mixed-use development on the site.

Recommendation:

Staff is supporting the applicant's requests for a Master Plan amendment, rezoning and accompanying development special use permit amendment because the applicant has addressed a number of staff concerns related to land use/zoning, and visual impacts associated with the proposed gas station. The site plan issues are discussed in more detail in the accompanying staff report for the development application (DSUP#2003-0003).

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the proposed rezoning and master plan amendment from CRMU-M to CG with the following proffer conditions:

1. Subject to the proffers, the Property shall be developed in substantial conformance with the special use permit development plan (DSUP#2003-0003) entitled "BJ's Wholesale Club Special Use Plan Amendment Proposed Drive-Thru Bank and Gas Pumps" prepared by Christopher Consultants ("the Development Plan") attached hereto and incorporated herein, dated February 27, 2003, revised May 22, 2003, and all conditions approved by City Council. The improvements to the Property shall include the installation of extensive new landscaping, removal of asphalt and the addition of a significant amount of green open space, which shall be completed prior to occupancy of the gas station or bank. (P&Z)
2. The Applicant shall be permitted to assign its right to all aspects of this Application to another wholesale club-like entity (e.g. a retailer which would occupy the main retail building selling gasoline as an accessory feature). The Applicant shall be permitted to assign its right to operate and /or manage the gasoline facility to an independent entity (e.g. a Mobil, Exxon, Texaco, Shell or Crown), but shall not be permitted to assign the rights of this Application to an independent entity (e.g. a Mobil, Exxon, Texaco, Shell or Crown) who intends to operate the service station independently from, and under a different trade name than, the occupant of the main retail building. (P&Z)
3. The gasoline facility or bank shall not be subdivided from the existing property without an amendment to the zoning proffer. The amendment shall be approved by City Council. (P&Z)
4. The area of the rezoning shall be limited to the southeastern portion of the site as generally depicted in *Attachment # 1*. The applicant shall provide a metes and bounds description of the proposed area to be rezoned to CG-Commercial General to the satisfaction of the Director of P&Z. (P&Z)

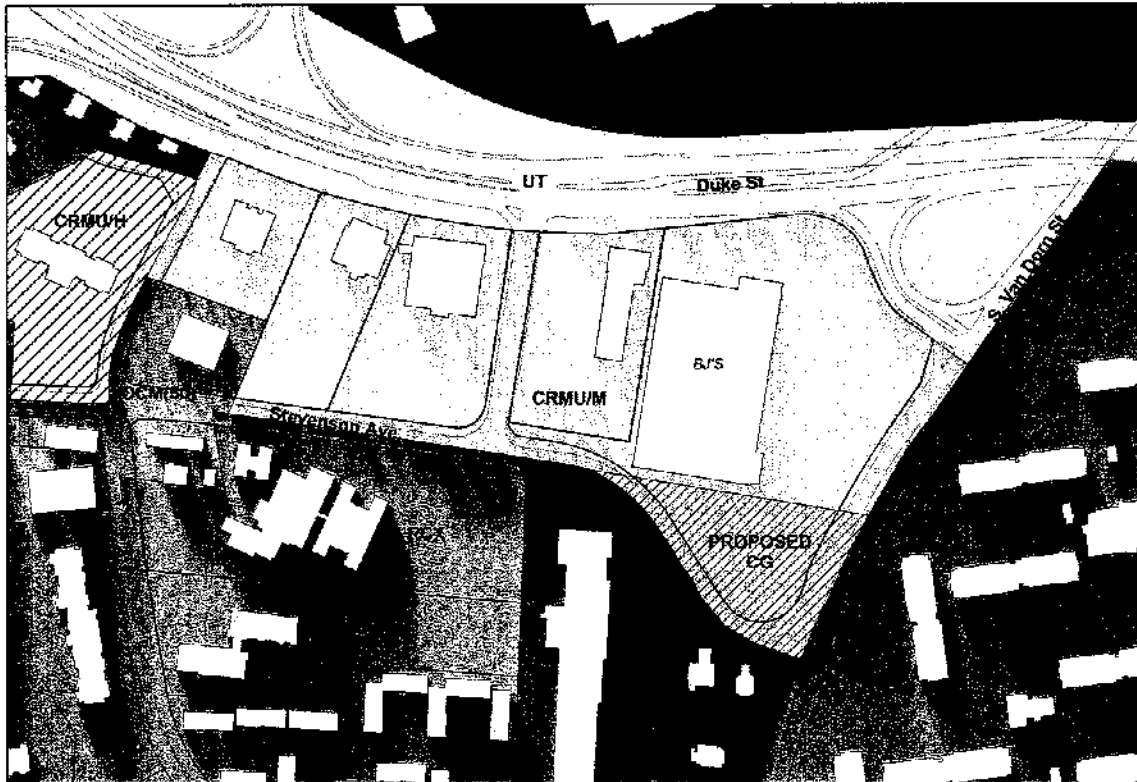
**DISCUSSION:**

The applicant, BJ's Wholesale Club, is requesting a Master Plan amendment and rezoning for a 1.744 acre area of the 9.6 acre site located at 101 North Van Dorn Street. The subject site is located in the Landmark/Van Dorn Small Area Chapter of the Master Plan and is currently designated CRMU-M/Commercial Residential Mixed Use- Medium. The site is located south of Duke Street, west of North Van Dorn Street, north of Stevenson Avenue and east of the Passport car dealership. The applicant's request is to amend the Master Plan and rezone a portion of the site adjacent to Van Dorn Street and Stevenson Avenue from CRMU to CG/Commercial General. The applicant is proposing the rezoning of the site to enable the gas station on this portion of the site. The applicant is also requesting an accompanying special use permit amendment (DSUP#2003-0003) for construction of the proposed gas station and bank as discussed in more detail in the accompanying staff report.

When the applicant first met with staff to discuss plans for locating gas pumps at the site, staff did not support the proposal because it did not comply with the site's current CRMU-M zoning. In addition, the gas pumps were proposed to be located at the northern portion of the site and would be prominently visible from Duke Street. The applicant was also proposing to rezone the site to CC-Community Commercial, a zone that was not contiguous to the property and only occurs in limited locations in the City. Staff pointed out that a more appropriate zoning category would be CG/Commercial General. This zoning category allows gas pumps with a special use permit and is consistent with the zoning found on sites that contain major retail facilities such as the area where the Van Dorn Plaza shopping center is located.

Staff recommended that the applicant amend their rezoning applications to request a change to CG/Commercial General rather than CC/Community Commercial and rezoning only a portion of the site on the southeastern portion of the site to CG-Commercial General similar the adjoining zone.

The 1992 Master Plan and zoning for this site of CRMU-M, envisioned mixed use commercial and residential development for this site. The CRMU zoning applied to the site as part of the 1992 comprehensive rezoning was an attempt to encourage a mix of uses and redevelopment of this large visually prominent site on Duke Street. Staff did not support the rezoning of the entire site because the CG zoning would likely preclude the type of development and uses anticipated for redevelopment by the Master Plan. In addition, staff was concerned that there are several large sites on Duke Street that are designated for mixed use development, but are continuing to be utilized as general commercial retail and service uses that could request a similar rezoning. Because the proposed zone is adjacent to existing C-G zones, staff is not concerned that this will enable adjoining sites to request a comparable rezoning as depicted below.



**Zoning Map Showing Proposed Zoning Change**

The proposed gasoline station use is generally consistent with many of the adjoining retail, commercial and automobile oriented uses that exist on the Van Dorn Street corridor. Many of these existing automobile oriented uses will likely not redevelop and many provide necessary service functions for residents of the City. The proposed rezoning is consistent with the adjoining zone and the general character of the area which contains regional and local retail and service uses located along North Van Dorn Street. The proposed rezoning is not an upzoning and the proposed improvements provides an opportunity to bring uses and activity closer to the street providing screening for the existing parking lot. However, if the proposed gas station is approved it is critical that a significant amount of landscaping, high quality building materials and a limited amount of signage be used, and recommendations have been included to address these issues.

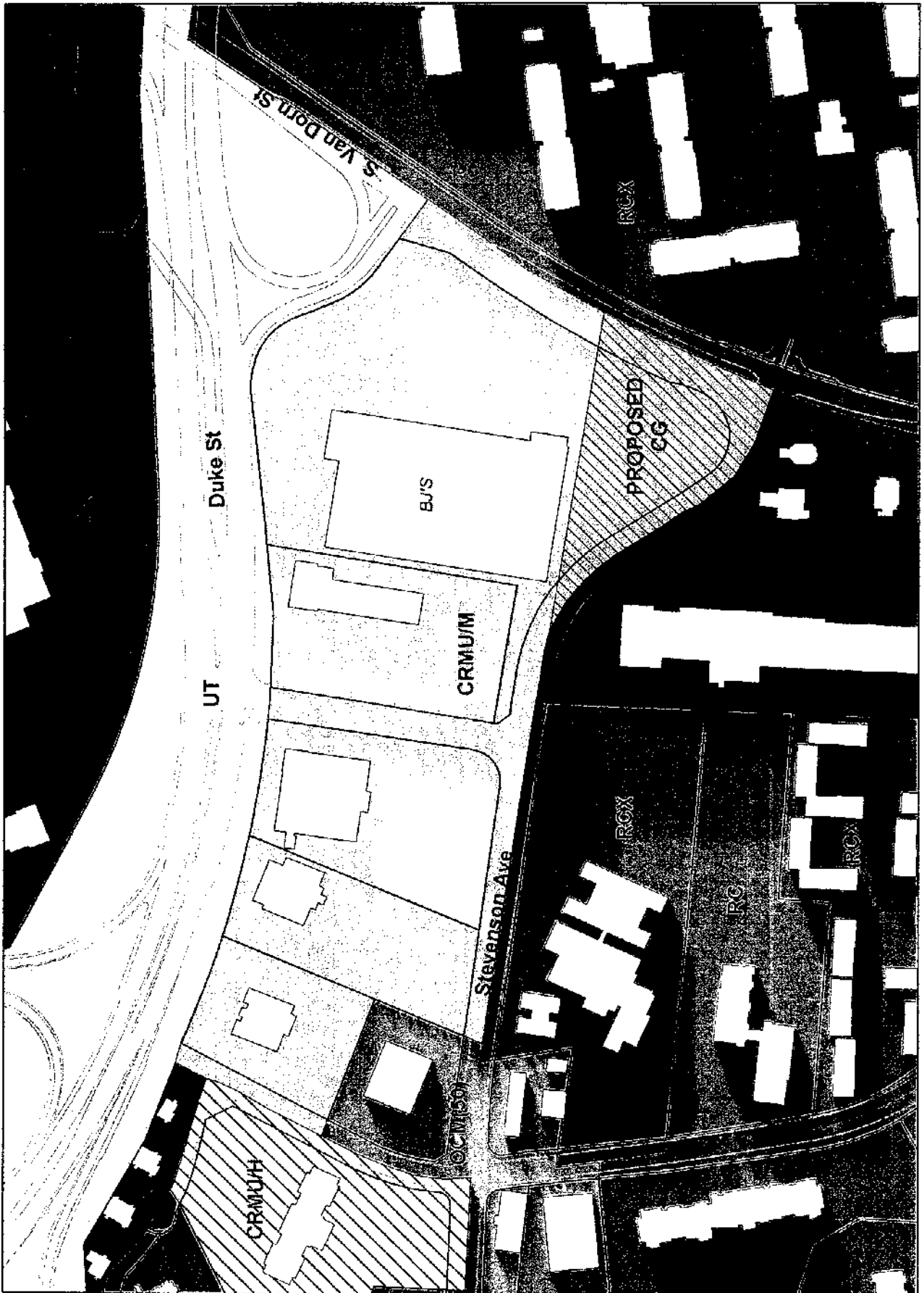
The area proposed for the gas pumps is located at the southeastern portion of the site which is across from the Van Dorn Plaza shopping center which is zoned CG/Commercial General. The proposed rezoning will regularize the existing zone line which currently extends along the center line of Stevenson Avenue as it turns southward toward the intersection with North Van Dorn Street. The proposed zoning amendment will shift the line northward extending from across the southeastern portion of the BJ's site to intersect perpendicular with North Van Dorn Street. Therefore, staff has concluded that utilizing the CG zone, with proffers, is a reasonable approach for this site. Leaving the remaining portions of the site zoned CRMU-M does not violate the principals of the 1992 plan, by retaining the majority of the site including the Duke Street frontage for potential mixed-use redevelopment.

Recommendation:

Staff recommends approval of the proposed Master Plan amendment and rezoning for this project because the applicant has agreed to limit the rezoning to a small portion of the site and the fact that the rezoning will not preclude redevelopment of the large remaining portion of the site adjacent to Duke Street.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Jeffrey Farner, Acting Chief, Development;  
Gregory Tate, Urban Planner.





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Erika L. Byrd  
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May 23, 2003

VIA FACSIMILE

Eileen Fogarty  
Director, Department of Planning & Zoning  
City of Alexandria  
City Hall, Room 2100  
301 King Street  
Alexandria, Virginia 22314

Re: Proffer Statement  
BJ's Wholesale Club  
Development Special Use Permit Amendment #2003-0003  
(the "Application")

Dear Ms. Fogarty:

BJ's Wholesale Club, Inc. (the "Applicant" or "Developer") of this Application proffers that the development of the parcel under consideration and shown on the Alexandria City Tax Maps as Tax Map 47.00-06-06-0100 (hereinafter referred to as the "Property") will be developed in accordance with the following conditions if, and only if, said Application is approved by City Council. In the event said rezoning Application is denied, this proffer statement shall be rendered null and void.

1. Subject to the proffers, the Property shall be developed in substantial conformance with the special use permit development plan (DSUP#2003-0003) entitled "BJ's Wholesale Club Special Use Plan Amendment Proposed Drive-Thru Bank and Gas Pumps" prepared by christopher consultants ("the Development Plan") attached hereto and incorporated herein, dated February 27, 2003, revised May 22, 2003, and all conditions approved by City Council. The improvements to the Property shall include the installation of extensive new landscaping, removal of asphalt and the addition of a significant amount of green open space, which shall be completed prior to occupancy of the gas station or bank.

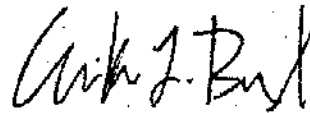
2. The Applicant shall be permitted to assign its right to all aspects of this Application to another wholesale club-like entity (e.g. a retailer which would occupy the main retail building selling gasoline as an accessory feature). The Applicant shall be permitted to assign its right to operate and/or manage the gasoline facility to an independent entity (e.g. a Mobil, Exxon, Texaco, Shell or Crown), but shall not be permitted to assign the rights of this Application to an independent entity (e.g. a Mobil, Exxon, Texaco, Shell or Crown) who intends to operate the service station independently from, and under a different trade name than, the occupant of the main retail building.

May 23, 2003

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3. The gasoline facility or bank shall not be subdivided from the existing property without an amendment to the zoning proffer. The amendment shall be approved by City Council.

Sincerely,

A handwritten signature in black ink, appearing to read "Erika L. Byrd". The signature is fluid and cursive, with the first name "Erika" being more prominent than the last name "Byrd".

Erika L. Byrd

ELB/ep

**APPLICATION FOR:**

☒ **MASTER PLAN AMENDMENT**

**MPA #** 2003-0003

☒ **ZONING MAP AMENDMENT**

**REZ #** \_\_\_\_\_

**PROJECT NAME:** BJs Wholesale Club

**PROPERTY LOCATION:** 101 S. Van Dorn Street

**APPLICANT Name:** BJs Wholesale Club, Inc.

**Address:** 1 Mercer Road, Natick, MA 01760

**PROPERTY OWNER Name:** Carl M. Freeman Associates, Inc.

**Address:** 11325 Seven Locks Road, Potomac, MD 20854

**Interest in property:** ☐ Owner ☐ Contract Purchaser  
☐ Developer ☒ Lessee ☐ Other \_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☐ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

**THE UNDERSIGNED** certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Erika L. Byrd

**Print Name of Applicant or Agent**

McGuireWoods LLP

1750 Tysons Boulevard, Suite 1800

**Mailing/Street Address**

McLean, VA 22102

**City and State**

**Zip Code**

February 27, 2003/revised April 2003

**Date**

**FOR CITY STAFF USE ONLY:**

**Date application received:** \_\_\_\_\_ **Fee Paid: \$** \_\_\_\_\_

**Date application complete:** \_\_\_\_\_ **Staff Reviewer:** \_\_\_\_\_

**ACTION - PLANNING COMMISSION:** \_\_\_\_\_

**ACTION - CITY COUNCIL:** \_\_\_\_\_

MPA # 2003-0003

REZ # \_\_\_\_\_

**SUBJECT PROPERTY:**

Provide the following information for each property for which an amendment is being requested.  
(attach separate sheets if needed)

Address Tax Map-Blk-Lot	Land Use		Master Plan Designation		Zoning Designation		Front- age (feet)	Land Area (acres)
	Existing / Proposed		Existing / Proposed		Existing / Proposed			
1 47.00-06-06-01	CRMU-M	CG	CRMU-M	CG	CRMU-M	CG		9.6
2								
3								
4								

**PROPERTY OWNERSHIP:**☐ Individual Owner☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1 Name: Carl M. Freeman Associates, Inc. Extent of Interest: 100%Address: 11325 Seven Locks Road #238 Potomac, MD. 20854

2 Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_

Address: \_\_\_\_\_

3 Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_

Address: \_\_\_\_\_

4 Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_

Address: \_\_\_\_\_

MPA # 2003-0003

REZ # \_\_\_\_\_

**JUSTIFICATION FOR AMENDMENT:**

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

Please see attached statement of justification.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

Please see attached statement of justification

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

Because the reclassification would result in a "down-zoning" of  
the property, all existing public facilities would be adequate.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

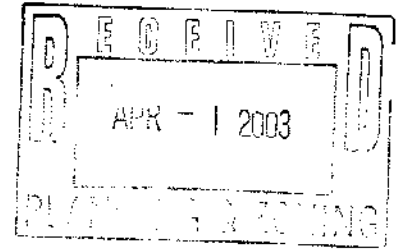
The Applicant is concurrently filing an amendment to the existing  
SUP#2554, and anticipates additional commitments in the form of SUP

conditions would be agreed to as part of any approval to amend the SUP.

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Direct: 703.712.5480



BEZ 2003-0002  
ebyrd@mcguirewoods.com  
Direct Fax: 703.712.5288

March 28, 2003

VIA FACSIMILE AND REGULAR MAIL

Gregory Tate  
Alexandria Planning and Zoning Department  
301 King Street  
Alexandria, Virginia 22314

Re: Amendment to the Pending Rezoning Application for BJ's from CRMU-M (Commercial Residential Mixed Use - Medium) to CC (Community Commercial) District

Dear Gregory:

Pursuant to our discussion with you and other members of Staff regarding the BJ's application this past Tuesday, March 18, please allow this letter to serve as an amendment to our pending rezoning application. At Staff's direction, BJ's hereby requests to amend the pending rezoning application requesting a change from the CRMU-M zone to the CC zone and modify that application to request a change from the CRMU-M zone to the CG zone (Community General). After discussions with Staff it is BJ's conclusion that the Commercial General zone is a more appropriate zoning category for BJ's site. The Commercial General zoning category is the same designation as the shopping center across Stevenson Avenue from the BJ's site. A rezoning to the CG category would accomplish a "down zoning" since the potential commercial development in a CRMU-M zone is .75 and in Commercial General the FAR potential is reduced to .5. Many other aspects of the Commercial General zone also make it a more appropriate zoning category for the BJ's site especially the following:

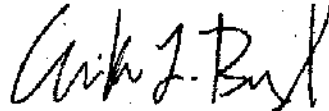
- The inclusion of retail/service uses (the BJ's Wholesale Club offers not only general and food retail but offers a number of services - optical, travel, and film development, to name a few) is the primary function of the CG zone;
- The addition of a drive-through bank will enhance this community retail service aspect of the center consistent with the CG zone;
- The inclusion of fueling stations and the drive-through bank, both of which are auto-oriented businesses are in keeping with the CG zone; and

March 28, 2003  
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- The site's location on two major roads – bounded by S. Van Dom Street and Duke Streets is also a criteria of the CG zone.

Thank you for your continued diligent work on BJ's applications. We look forward to continued discussions with Staff on the applications for BJ's.

Very truly yours,



Erika L. Byrd

ELB/ep

cc: Eileen Fogarty, Director, Department of Planning & Zoning  
Jeff Famer, City of Alexandria Office of Planning & Zoning  
Jeff Bernholz, President Holmes Run Citizens Association  
Phil Woodyatt, Development Manager, BJ's Wholesale Club, Inc.  
Carson Lee Fifer, Jr., Esquire, McGuireWoods LLP



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MPA # 2003-0003  
REZ # 2003-0002

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February 27, 2003

VIA HAND DELIVERY

Eileen Fogarty  
Director, Department of Planning & Zoning  
City of Alexandria  
City Hall, Room 2100  
301 King Street  
Alexandria, Virginia 22314

RE: Statement of Justification for Rezoning and Master Plan Amendment Applications for BJ's Wholesale Club (the "Applicant") at 101 S. Van Dorn Street (the "Site")

Dear Ms. Fogarty:

This letter is a statement of justification for a rezoning and master plan amendment of the Site by the Applicant. The Applicant is seeking to rezone the Site from its current designation, Commercial Residential Mixed Use - Medium ("CRMU-M"), to Community Commercial ("CC"). The Site is located within the area of the City identified as the Landmark/Van Dorn Small Area Plan (the "Plan"). Staff has advised us that in order to rezone the Site, the master plan must be amended. The Plan, as a subset of what the Virginia State Code defines as a Comprehensive Plan, is a guide for development, and does not require strict adherence. The Applicant believes that the proposed change in zoning classification to CC is consistent with the goals of the Plan; however, the specific zoning category of CC is not included in the Plan. The general goals of the Plan are as follows:

The goals of this plan are to preserve and protect the existing residential areas and to encourage new commercial and residential development in the most appropriate locations.

The plan objectives are to:

- "protect existing residential uses by rezoning those with commercial zoning to residential zoning
- ensure the provision of substantial open space, particularly along the City's stream system to expand the stream valley park system
- preserve locations for light industrial and service commercial activities within the area
- discourage major office development in general commercial, retail-oriented areas by rezoning these areas to appropriate zones
- consolidate commercial activity on those sites with the best access to major transportation facilities

- develop guidelines and appropriate zoning controls for Cameron Station
- initial study of the Van Dorn corridor to find ways to alleviate traffic congestion"

The zoning categories of CRMU-M and CC are very similar. Both categories allow and anticipate 1) non-residential development only, 2) residential development only, or 3) a combination of both types of development. The two zoning categories both permit by-right uses of retail, business and professional offices, motor vehicle parking, personal service establishments, etc. The primary distinction between the designations is the maximum permitted density of uses. CRMU-M permits up to .75 FAR for commercial development and up to 1.0 FAR for residential development. CC sets its maximum FAR at .5 for commercial and .75 for residential development. Therefore, this request would establish a lesser density maximum for the Site, or "downzone" the Property.

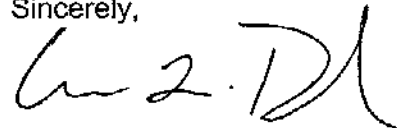
The CC designation, while not used frequently in the City, appears to be imminently suited for the Site. The description paragraph reads as follows:

"The CC zone is intended to provide for small scale retail and service uses offering both automobile and pedestrian oriented shopping and services for those selected sites that need special treatment because they are adjacent to both major roads and residential development. Proximity to residences requires that commercial uses be limited to those most compatible with nearby residential development. Direct access to a major roadway makes appropriate certain uses which are not permitted in the more restrictive CL zone."

BJ's Wholesale Club is a smaller scale retail establishment in comparison to Landmark Center across Duke Street. The Site has multi-family residential development across S. Van Dorn Street and is bordered on three sides by major roads (Duke Street, S. Van Dorn Street and Stephenson Avenue). BJ's offers both auto and pedestrian access to its retail facility. In addition, the Site is less than a mile from Rte. 395 which gives it proximate access to a major roadway. As a practical matter, the CC zone better describes what is there and will be there for the foreseeable future. The health of that use should be encouraged.

For these reasons, and on behalf of the Applicant, I respectfully request Staff's favorable review of this application.

Sincerely,



Erika L. Byrd

ELB/ep

cc: Gregory Tate, Urban Planner, City of Alexandria

RESOLUTION NO. MPA 2003-0003

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Landmark Van Dorn Small Area Plan chapter of the 1992 Master Plan was filed with the Department of Planning and Zoning on **June 3, 2003** for changes in the land use designations to the parcels at **101 North Van Dorn Street**; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **June 3, 2003** with all public testimony and written comment considered; and

WHEREAS, the Planning-Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Landmark Van Dorn Small Area Plan section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Landmark Van Dorn Small Area Plan chapter of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Landmark Van Dorn Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Landmark Van Dorn Area Small Area Plan chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

RESOLUTION NO. MPA 2003-0003

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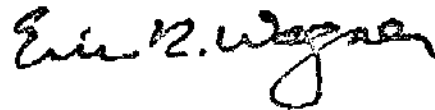
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Landmark Van Dorn Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the designation of parcels at **101 North Van Dorn Street**  
from CRMU-M to CG.


2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 3<sup>rd</sup> day of June, 2003.



Eric Wagner, Chairman  
Alexandria Planning Commission

ATTEST:

  
Eileen P. Fogarty, Secretary

PHONE-O-GRAM®

for:

CC

20+21

6-14-03

From John Lee Company \_\_\_\_\_  
 City 6300 Stephenson Ave. Area Code \_\_\_\_\_ Phone \_\_\_\_\_

☒ Telephoned ☐ Please return the call ☐ Returned your call ☐ Will call again ☐ Came in ☐ See me

Message Called to voice his opposition to BJ's request. He's dealt with Landmark Towers Mobile for 12 yr. & has always gotten excellent, full service there. BJ's can provide cheap gas, but no service, and <sup>will</sup> put the  
 Date 6/9 Time 12:15 Taken by Mobile out of business

Action Wanted

Action Taken

PHONE-O-GRAM®

for:

CC

20+21

6-14-03

From Ruth Urquiola Company \_\_\_\_\_  
 City \_\_\_\_\_ Area Code 703 Phone 361-4569

☒ Telephoned ☐ Please return the call ☐ Returned your call ☐ Will call again ☐ Came in ☐ See me

Message She is in support of B.J.'s Club getting less expensive gasoline to the Alexandria area.

Date 5/27 Time 2:45 Taken by Ky

Action Wanted

Action Taken

Phone Log  
Opposed to Gas Station  
at BJ's

20 & 21  
6-14-03

1. John Lee  
6300 Stevenson Ave.
2. Dave Buels  
6300 Stevenson Ave.
3. Diane Turk  
309 Yoakum Plany. #1405
4. June Sherwood  
(did not want to leave address)
5. Mrs. Peggy Potts  
6281 Chaucer Lane  
22304
6. Mr. Kay Yousefi  
6451 Edsall Rd.  
22312
7. Mr. Druce Alvarez  
101 S. Whiting St.



Paul Darby  
<pdarby@comcast.net>

06/12/03 12:05 PM

To: <beverly.jett@ci.alexandria.va.us>  
cc:

Subject: Support for BJ's Application

20<sup>th</sup> 21  
6-14-03

At a time when gas prices are still sky high in Alexandria, because of the marketing gimmicks of the big oil companies, it is time to support a business that offers prices significantly less.

I'm a member of BJ's and use their station in Richmond. During the height of the Iraqi war, I was paying \$1.42 to \$1.52 for 93 octane premium, while we were paying \$1.95 here in Alexandria.

It is time to tell big oil that we are not going to take it anymore!

We urge you to support the Planning Commission's recommendation for approval of the BJ application.

Sincerely,

Paul & Cheryl Darby

06-09-03

MAYOR DONLEY —  $\frac{20+21}{6-14-03}$ 

1. NO BANK AT B.S. —
2. NO GAS STATION AT B.S. —

YVONNE M. DOVE

205 YODAKUM PARKWAY

ALEX, VA 22304

I VOTE + I DO NOT

WANT —

Yvonne  
Dove



20521  
6-14-03



<bethcreech@cavtel.net>

t>

06/07/03 03:01 PM

To: <beverly.jett@ci.alexandria.va.us>

cc:

Subject:

To whom this may concern,

I am currently a member of BJ's wholesale club. I think that it would be a wonderful opportunity if BJ's were able to have a gas pump available to members. This would help the Alexandria economy in 3 ways:

1-It would provide additional jobs.

2-It would prevent price gauging and force name-brand gas companies to lower prices

3-It would promote more members to BJ's.

I hope you vote in favor of BJ's and provide it's members and the city residents if they become members the chance to choice.

Thanks,

Beth Creech

20<sup>1</sup>5 21

6-14-03



"Anita Stockman"  
<Stockman\_anita@msn.  
com>

To: <beverly.jett@ci.alexandria.va.us>  
cc:  
Subject: Support BJ's Wholesale Club's Proposal

06/06/03 02:28 PM

<?xml:namespace prefix="v" /><?xml:namespace prefix="o" />  
Alexandria City Council:

It would be a great to have affordable gas as well as the convenience of a gas station at BJ's Wholesale Club in Alexandria. I hope you will support favorably this proposal when the Alexandria City Council meets at the public hearing on June 14.

Anita Stockman  
4113 Morin Street  
Alexandria, VA 22312

20 § 21  
6-14-03



maprllk  
<maprllk@comcast.net  
>

To: <beverly.jett@ci.alexandria.va.us>  
cc:  
Subject: B.J. Wholesale's Application

06/06/03 11:31 AM

TO: Mayor Kerry Donley, Vice Mayor Bill Cleveland, Mayor-Elect William Euille, Councilman David Speck, Councilwoman Claire Eberwein, Councilwoman Joyce Woodson, Councilwoman Del Pepper

I want to wholeheartedly support the B.J. Club's application to provide affordable gas service at their 101 S. Van Dorn St. location, and urge your positive approval at the June 14th Council meeting.

TIA

April Kennahan, 203 Yoakum Pkwy, Ste. 414, Alexandria, VA 22304



<DTDecker@aol.com>

05/20/03 09:44 AM

To: <beverly.jett@ci.alexandria.va.us>

CC:

Subject: Application of BJ's Wholesale Club

20 § 21  
6-14-03

Dear Mr. Mayor and Members of Alexandria City Council:

I am writing to express my desire to see the application by BJ's Wholesale Club for the construction of a discount gasoline facility be approved.

My wife and I have been a members of the BJs club for several years and, speaking as customers, have found them to be an excellent company. Not only do they offer quality products at substantial savings, they also staff their store with respectful, service oriented employees, and respond quickly and effectively to customer issues/complaints. We shop there regularly and have never been dissatisfied with our experience.

To further emphasize this point, I'd like to point out that, prior to joining BJs, we were members of the Costco wholesale club, shopping mainly at their Pentagon City store. In sharp contrast to the ease and relative serenity of doing business at BJs, the Costco experience was always highly stressful; the parking and pedestrian system was a zoo, the store too small for its volume of business, and the staff generally cold and indifferent. Our decision to change to BJs was thus made without hesitation.

We are confident that BJs will do an excellent job of carefully planning and operating the proposed gasoline facility basing this opinion on the company's history in servicing and listening carefully to its customers. BJs is a wonderful asset to our community. We love shopping there and urge you to approve its current application.

Yours truly,

David Decker  
Alexandria, VA

20 & 21  
6-14-03



Jen  
<jak239@yahoo.com>

To: <beverly.jett@ci.alexandria.va.us>

cc:

Subject: BJs gas application

06/05/03 09:31 PM

Please respond to

jak239

I support BJ's application to bring gas to Alexandria.  
Please approve their application!

R/

Jennifer Kundrod

---

Do you Yahoo!?

Yahoo! Calendar - Free online calendar with sync to Outlook(TM).

<http://calendar.yahoo.com>

20121

6.14.03

## PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

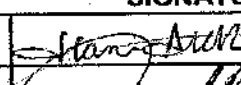
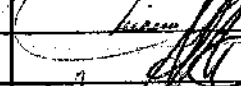
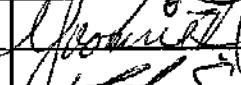
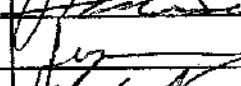
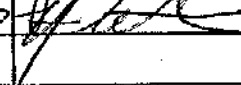
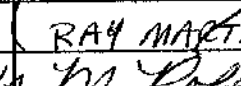
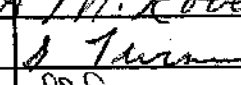
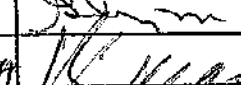
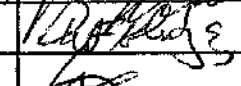
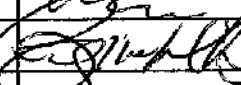
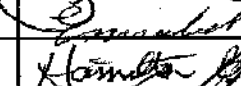

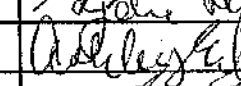


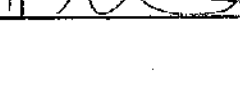

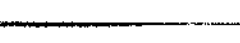
WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME             | ADDRESS                                | SIGNATURE       |
|------------------|--|-----------------|
| Melissa Maynor   | 1134 Edsall Rd Alexandria, VA 22304    | Melissa Maynor  |
| Ferus Soudan     | 6274 EBBES RD Alexandria VA 22304      | Ferus Soudan    |
| Amy R Lynch      | 10145 Edsall Rd, Alexandria VA 22304   | Amy R Lynch     |
| Mary             | 6135 Edsall Rd, Alexandria, VA         | Mary            |
| Steve R. Boi's   | 6300 Stevenson Ave Alexandria VA 22304 | Steve R. Boi's  |
| Marisa Sanchez   | 6300 Stevenson Ave Alex 22301          | Marisa Sanchez  |
| Barbara Willett  | 307 Yorkum Parkway #324 Alex 22304     | Barbara Willett |
| Madam            | 307 Yorkum Parkway #324 Alex 22304     | Madam           |
| VILARDO ROYSTER  | 407 ASHFORD LANE ALEX 22304            | VILARDO ROYSTER |
| Barbara Lorman   | 6137 F Edsall Rd. Alex, VA             | Barbara Lorman  |
| W. H. H. H.      | 250 S. Whiting St                      | W. H. H. H.     |
| Spennings        | 322 S. Whiting St                      | Spennings       |
| KWADWO A-MANU    | 6174 Edsall Rd #68, Alex, 22304        | KWADWO A-MANU   |
| Jamie Niedbalski | 6060 Tower Court Alex, VA 22304        | J. Niedbalski   |
| THOMAS M. SHIRK  | 5901 HIGH MEADOW RD ALEX 22310         | THOMAS M. SHIRK |
| CARL HAZVORON    | 6291 Chaucer view circle               | CARL HAZVORON   |
| Daggie MRAWA     | 250 South Whiting St. Apt. 921         | Daggie MRAWA    |
| JOHN HAINES      | 307 YOKUM PKY #1825 22304              | JOHN HAINES     |
| WARREN HAINES    | 307 YOKUM PKY #1825 22304              | WARREN HAINES   |
| SHARON POWELL    | 309 YOKUM PKY 22304                    | SHARON POWELL   |
| STEPHEN SMITH    | 101 S WHITING ST 1205 22304            | STEPHEN SMITH   |
| Jomo Tanker      | 6060 Tower Ct 1807, Alex, VA 22304     | Jomo Tanker     |
| WEST NATHAN      | 6161 Edsall Rd Apt 608 Alex, VA 22304  | WEST NATHAN     |
| Pat Jackson      | 300 Yorkum Parkway Alex, VA 22304      | Pat Jackson     |
| Wendy Burt       | 300 Yorkum Parkway                     | Wendy Burt      |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED AT 101 SOUTH VAN DORN STREET.

| NAME             | ADDRESS                            | SIGNATURE   |
|------------------|------------------------------------|---|
| Hani AKIL        | 5911 Edsall Rd Alexand VA 22304    |    |
| MARIO ADAD       | 6300 STEVENSON AVE. VA. 22304      |    |
| Hatekalesting    | 200 Yorkum Pkwy #309               |    |
| William S. Lee   | 6101 Colville Rd #501              |    |
| John S. Lee      | 307 Yorkum Pkwy #15                |   |
| John S. Lee      | 307 Yorkum Pkwy #17                |  |
| A.T. Jeffries    | 307 Yorkum Parkway 1218            |  |
| Ray Martin       | 6200 STEVENSON AVE #1120 ALEX VA   | RAY MARTIN  |
| M. ROBERSON      | 312 S. Whiting St. ALEX. VA        | M. Roberson   |
| S. Turner        | 1011 Gibben St.                    | S. Turner   |
| Charm Page       | 225 S. Whiting St #603             |  |
| Mante Bente      | 6301 Stevenson Ave Alex VA         |  |
| W. K. Fayez      | 6300 Stevenson Ave Alex. VA        |  |
| John Park        | 6120 Edsall Rd                     |  |
| Regina Terlan    | 205 Yorkum Pkwy #1022              |  |
| EMERGET S. S. S. | 208 Stevenson Ave Alex VA          |  |
| Hamilton Reese   | 101 S. Whiting St. #1514           | Hamilton Reese  |
| John Lee         | 309 Yorkum Parkway #1512           |  |
| LIDIA HUSALI     | 6247-D HAWK VIEW CT. ALEX VA 22312 |  |
| Ashley Eubanks   | 6254 STEVENSON AVE 22304           |  |
| Robert P. Smith  | 1300 STEVENSON AVE #707 22304      |  |
| Path Mitchell    | 205 Yorkum Pkwy Alex 22304         |  |
| Gregory Smith    | 250 S. Whiting Alexandria 22304    |  |
| Michael Mills    | 250 S. Whiting Alexandria 22304    |  |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED AT 101 SOUTH VAN DORN STREET.

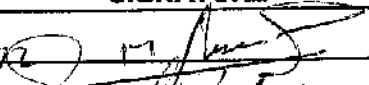
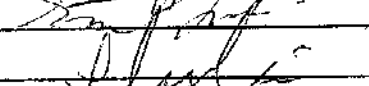
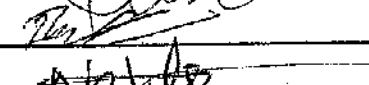
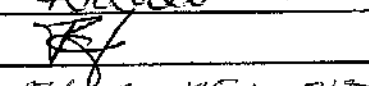

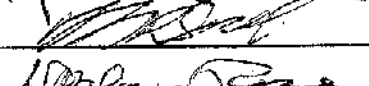
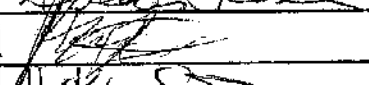

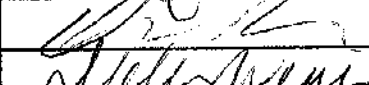
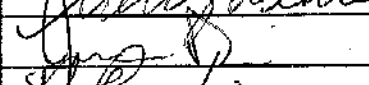
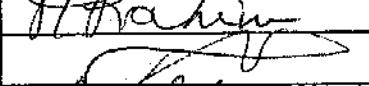
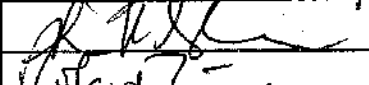

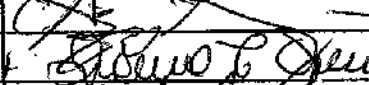
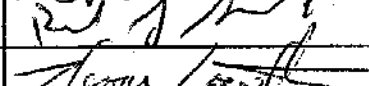
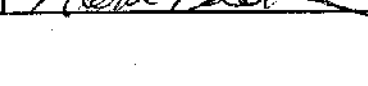


| NAME               | ADDRESS                            | SIGNATURE          |
|--------------------|------------------------------------|--------------------|
| Lawrence Kaganlian | 205 Yeakum Parkway - 207           | <i>[Signature]</i> |
| Timothy F. Fenn    | 200 Yeakum Parkway 908             | <i>[Signature]</i> |
| C. Trowbridge      | 307 Yeakum Pkwy #522               | <i>[Signature]</i> |
| M. Guerin          | 6060 Tower Ct #1405 Alex           | <i>[Signature]</i> |
| R. Lutz            | 205 Yeakum Rly # 405               | <i>[Signature]</i> |
| Elina w. Cullor    | 6168 Edsall Rd. #23                | <i>[Signature]</i> |
| Ruth Birchongpho   | 80 S. Van Dorn St # E205           | <i>[Signature]</i> |
| W. Richardson      | 203 Yeakum Pkwy #1610              | <i>[Signature]</i> |
| Michelle Hejl      | 6301 Stevenson Ave                 | <i>[Signature]</i> |
| DAVE PETERSEN      | 309 YEAKUM PKWY ALEX               | <i>[Signature]</i> |
| VICTORIA ACUFF     | 6153-B EDSELL RD. APT. 1A          | <i>[Signature]</i> |
| RYAN POLLARD       | 309 YEAKUM PKWY # 701              | <i>[Signature]</i> |
| Tim Foster         | 6370 Brampton Ct                   | <i>[Signature]</i> |
| Tom Sangha         | 336 S. WHITING ST.                 | <i>[Signature]</i> |
| S. Hindi           | 101 S. Whiting St.                 | <i>[Signature]</i> |
| W. W. Murchison    | 200 Yeakum Pkwy Alexandria         | <i>[Signature]</i> |
| Hans Aiche         | 6104 Edsall Rd Apt # 201           | <i>[Signature]</i> |
| Keta Cadeon        | 250 S. Whiting St #903             | <i>[Signature]</i> |
| Vonis Whansal      | 6300 Stevenson Ave 216             | <i>[Signature]</i> |
| Betty James        | 298 S. Whiting St. 603 Alex, VA    | <i>[Signature]</i> |
| Carol Botley       | 2803 Old Dominion Blvd             | <i>[Signature]</i> |
| Ferdous Akbar      | 330 Whiting St B74 Alex            | <i>[Signature]</i> |
| RAY SHIRLEY        | 6168 Edsall Rd                     | <i>[Signature]</i> |
| HAMID POPAL        | 101 S. WHITING STR. ALEX, VA 22301 | <i>[Signature]</i> |
| Gregory Davis      | 6300 STEVENSON AVE 519             | <i>[Signature]</i> |



# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED AT 101 SOUTH VAN DORN STREET.

| NAME            | ADDRESS                                 | SIGNATURE   |
|-----------------|---|---|
| Moussa Abdou    | 5800 Quantal, Alex - VA 22312           |    |
| Ismail An       | 250 S. Whiting St                       |    |
| Mehamed Mahdi   | 250 S. Whiting St VA 22304              |    |
| Thamar Mohamed  | 621 Steeles Rd VA 22304                 |    |
| Nahla Hassan    | 6178 Edsall Rd #86 22304                |   |
| Ramon - Giverez | 309 York Rd P.O. Box 1005               |  |
| ELSA - Redda    | 200 Yorkum Parkway                      |  |
| Hilisha Foster  | 203 Yorkum Pkwy #105                    |  |
| Makenna K.      | 250 S. Whiting St                       |  |
| D. Rose         | 6101 Edsall Rd                          |  |
| SUGAT           | 250 Yorkum Parkway Alex, Va             |  |
| Nahla J.        | 6101 Edsall Rd #1004 Alex, VA           |  |
| NOURELDIN A. N. | 205 Yorkum Pkwy #1715                   |  |
| Lisa Yoon       | 250 S. Whiting St                       |  |
| Nolly Wenner    | 4864 W. Braddock Rd #201                |  |
| Jerome Davis    | 250 S. Whiting St                       |  |
| H. Rahman       | 328 S. Whiting St #A 32                 |  |
| M. Hassan Ahmad | 125 N. Ripley St Alexandria VA 22304    |  |
| Susan Borden    | 203 Yorkum Pkwy Alex, Va                |  |
| Rolando ZER     | 200 Yorkum Pkwy Alex, VA                |  |
| Terrell Terrell | 6052 Edsall Rd. Apt. 102 Alex, VA 22304 |  |
| Charles Keiler  | 300 Yorkum Pkwy #PH5 22304              |  |
| Yvonne Quinones | 6060 Tower Court #802 Alex 22304        |  |
| Bob Schuck      | 6067 REX Rd #101                        |  |
| THOM LOWTHORP   | 5275 MORNING MIST LANE                  |  |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED AT 101 SOUTH VAN DORN STREET.

| NAME             | ADDRESS                             | SIGNATURE   |
|------------------|-------------------------------------|-------------|
| T. Brink         | 309 Yorkum #1810                    | [Signature] |
| P. Miller        | 6313 Manchester Way                 | [Signature] |
| Tahira Mustapha  | 101 S. Whiting St. #203             | [Signature] |
| J. Rossi         | 6161 Edsall Rd. #1601               | [Signature] |
| R. Maljeaux      | 6300 Stevenson Ave Apt #708         | [Signature] |
| B. Fall          | 6240 Edsall Rd #202                 | [Signature] |
| D. G.            | 300 Yorkum Pkwy #1106               | [Signature] |
| N. N. N.         | 301 Yorkum Pkwy #115                | [Signature] |
| N. Johnson       | 6154 Edsall Rd #1205                | [Signature] |
| S. Orellana      | 422 S. Whiting St #203              | [Signature] |
| Madhar           | 309 Yorkum Pkwy 611 Alexandria, VA  | [Signature] |
| G. Zekirov       | 6161 Edsall Rd. #1510 Alex VA 22304 | [Signature] |
| Kamal Elman      | 6101 Edsall Road #1612              | [Signature] |
| JAKHI SULZAN     | 6101 Edsall Rd. #1                  | [Signature] |
| RELIG WILSON     | 302 S. Whiting St.                  | [Signature] |
| MARIA Fuentetaja | 6300 Stevenson Ave                  | [Signature] |
| Birhan Habitu    | 6272 Edsall Rd #311                 | [Signature] |
| Hiram S. Alonso  | 2005 S. Whiting St #820             | [Signature] |
| DAVID MARTIN     | 7709 L HAYNES Point Way             | [Signature] |
| FREDERICK OWYSH  | 320 S. Whiting St                   | [Signature] |
| Dorothy Dow      | 200 Yorkum Pkwy                     | [Signature] |
| Robert W. Dow    | 6304 - Raintree #2304               | [Signature] |
| Sam Faraz        | 300 Yorkum Pkwy                     | [Signature] |
| Ahmed Osman      | 200 Yorkum Pkwy #708                | [Signature] |
| John Carpenter   | 643 Edsall Road Unit 0              | [Signature] |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME                | ADDRESS                          | SIGNATURE           |
|---------------------|----------------------------------|---------------------|
| Noreen Dayland      | 205 Yeakum Pkwy Alex             | Noreen Dayland      |
| Phanna Decker       | 309 Yeakum Pkwy Alex             | Phanna Decker       |
| JOE Vecchio         | 307 Yeakum Pkwy #1505 Alex       | Joe Vecchio         |
| CLYDE MAYHAN        | 309 Yeakum Pkwy #115 Alex        | Clyde Mayhan        |
| DWEN CHAFFER        | 203 Yeakum Pkwy 701              | Dwen Chaffer        |
| Eve Halpin          | 6311 Chaucer Lane Alex. Va       | Eve Halpin          |
| Sonia Warner        | 411-5-VAN DORN # 101             | Sonia Warner        |
| Johna McEllyn       | 309 Yeakum Pkwy 1016             | Johna McEllyn       |
| J.E. McGlynn        | 309 Yeakum Pkwy 1016             | J.E. McGlynn        |
| T. Smith            | 449 Clayton LA. Alex 22304       | T. Smith            |
| Barbara Bon-Kan     | 342 S. Whitins St Alex 22304     | Barbara Bon-Kan     |
| Joe Castillo        | 5584 First Statesman Ln Alex.    | Joe Castillo        |
| Dannell J. Gallaway | 467 N. Amistead St. Alex, VA     | Dannell J. Gallaway |
| Hazel Debra         | 6301 Stevenson Ave #108 Alex. VA | Hazel Debra         |
| Kenneth McKee       | 200 Yeakum Pkwy #410 Alex VA     | Kenneth McKee       |
| Therrie Burt        | 6301 Stevenson Ave #16 Alex.     | Therrie Burt        |
| Melugato Isham      | 431 S. Columbus St # 409         | Melugato Isham      |
| Vester Jones        | 225 S. Whitins St Alex. VA       | Vester Jones        |
| Y. Belachen         | 5108 Duke Street Alexandria VA   | Y. Belachen         |
| Scott D. Gale       | 411 S. VAN DORN ST #303          | Scott D. Gale       |
| Janice Gale         | 411 S. VAN DORN ST #303          | Janice Gale         |
| James Terhune       | 101 S. WHITINS ST. # 612         | James Terhune       |
| John Lee            | 101 S. WHITINS ST. # 101         | John Lee            |
| Patricia Howard     | 5491 Sheffield St # 10           | Patricia Howard     |
| Jose Noronja        | 301 Yeakum Pkwy # 426            | Jose Noronja        |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED AT 101 SOUTH VAN DORN STREET.

| NAME              | ADDRESS                               | SIGNATURE         |
|-------------------|---------------------------------------|-------------------|
| Claretta E. Hayes | 424 S. Whiting St #103 Alexandria     | Claretta E. Hayes |
| Y. D. Chiu        | 307 Yorkum Pl #626 Alex.              | Y. D. Chiu        |
| Frank Mendel      | 6101 Edsall Rd #607 Alex              | Frank Mendel      |
| June Sherman      | 5717 Governors Pkwy CE Alex           | June Sherman      |
| Michelle Campbell | 254 S. Stevenson Sq Alex.             | Michelle Campbell |
| Keesa Mason       | 2505 Whiting St. Alex.                | Keesa Mason       |
| RAJ NAIR          | 205 S. Whiting St Alex.               | Raj Nair          |
| Sadie Subaran     | 503 S. Yorkum Pkwy Alex, Va           | Sadie Subaran     |
| Angela Bamble     | 6010 Tower Ct #204 Alex.              | Angela Bamble     |
| SARA CANDIDA      | 6301 STEVEN AVE Alex                  | Sara Candida      |
| Christina Webster | 296 S. Whiting St #113 Alex           | Christina Webster |
| Jose B. Mejia     | 600 THE PARKWAY ALEX VA               | Jose B. Mejia     |
| Mary Beave        | 307 Yorkum Pkwy Alex VA               | Mary Beave        |
| Chris Manley      | 298 S. Whiting St Alex VA             | Chris Manley      |
| Shin Myong Kim    | 200 Yorkum Pkwy # 112 Alex VA         | Shin Myong Kim    |
| Sam Ballard       | 424 Stanton Place NW VA               | Sam Ballard       |
| B. BOWIE          | 309 YOKUM PKWY                        | B. Bowie          |
| A. Roane          | 6148 Edsall Rd                        | A. Roane          |
| M. YASUF          | 205 YOKUM                             | M. Yasuf          |
| G. Mahallim       | 6350 Stevenson Ave Alexandri          | G. Mahallim       |
| T. FOLKEDELL      | 6251 SPIT CREEK LN.                   | T. FolkeDELL      |
| A. McElroy        | 8534 Gwynedd way Springfield 22153    | A. McElroy        |
| B. Al             | 200 YOKUM PKWY # 1109, ALEX. VA 22304 | B. Al             |
| J. Baker          | 5275 Duke St #41 Alex VA 22304        | J. Baker          |
| ARDEEN BOND       | 101 S WHITING ST #1501 ALEX VA        | ARDEEN BOND       |

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# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME               | ADDRESS                                     | SIGNATURE   |
|--------------------|---|-------------|
| Hussain            | 6409 Kingsland DR                           | [Signature] |
| ABULHASSAN         | 6332 WINGATE ST - 301 ALEX VA 22312         | [Signature] |
| B. S. SATHI        | 9507 Cherry Oak Dr - Brook                  | [Signature] |
| J. M. M.           | 5651 Derby Ct #220 Alex, VA 22311           | [Signature] |
| Hussain            | 6915 Mary Caroline Circle<br>Alex. VA 22310 | [Signature] |
| NATIA              | 6035 RIDDLE WALK                            | [Signature] |
| ISAAC A            | 6529 Hillman Ct                             | [Signature] |
| SAHIL              | 6334 WINGATE ST #304                        | [Signature] |
| Charlie            | 5603 S. Quaker Lane                         | [Signature] |
| Sealedad           | 5663 Derby Ct 202                           | [Signature] |
| ABARA              | 6304 WINGATE ST #303                        | [Signature] |
| TO M               | 3511 S 19th St                              | [Signature] |
| Zilma              | 5430 WYCHWOOD CT                            | [Signature] |
| RASHIDI            | 1402 FARAN PL ALEX VA 22312                 | [Signature] |
| JARAL MAHUK        | 3992 Briarway 22312                         | [Signature] |
| MURSA              | 6300 Little River Turn 22312                | [Signature] |
| NIAHU GUTZ         | 6387 Little River Turnpike 22312            | [Signature] |
| ZAFAR IQBAL        | 6360 PATIENCE CT ALEX 22315                 | [Signature] |
| ADEE L H           | 6425 KINGSLOW DR                            | [Signature] |
| SALMAN             | 8929 S - LINDS AVE                          | [Signature] |
| Maura E. Chavarrin | 5542 N. Morgan St 22312                     | [Signature] |
| N. CROWDER         | 469 N. ARMISTEAD ST 22312 #1                | [Signature] |
| C. CHAMBERS        | 468 N. ARMISTEAD ST 22312 #4                | [Signature] |

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# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

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CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME             | ADDRESS                              | SIGNATURE        |
|------------------|--------------------------------------|------------------|
| Teresa Gayle     | 60 S. Van Dorn St #111 Alexandria VA | Teresa Gayle     |
| Tawedaj Mola     | 5855 Seminary Rd. Alexa. VA.         | Tawedaj Mola     |
| DEAN H. KORON    | 5275 DUKE ST. Alex VA                | Deane H. Koron   |
| Peter Johnson    | 121 N. Ripley St. Alex VA            | Peter Johnson    |
| Bob Amato        | 250 S. Reynolds St.                  | Bob Amato        |
| MOMEDAN KAM      | 115 N Ripley St                      | Momedan Kam      |
| TERESA Canada    | 115 N Ripley St                      | Teresa Canada    |
| JOHN O'DONNAN    | 5375 Duke St #1603 Alex VA           | John O'Donnan    |
| DONNE WILLIS     | 510 W. PAYNE ST                      | Donne Willis     |
| Michael Perez    | 525 N. Armistead St. Alex. VA        | Michael Perez    |
| BRANK GIBSON     | 5375 DUKE ST APT 916                 | Brank Gibson     |
| James White      | 365 N. Wilson St.                    | James White      |
| Dana Johnson     | 125 N. Ripley St. #104               | Dana Johnson     |
| Andrew Johnson   | 5550 N. Morgan St. #304              | Andrew Johnson   |
| BERRY ALLEY      | 260 S. Reynolds ST. ALEX. VA #1602   | Berry Alley      |
| MANUEL J. J.     | 203 N. Ripley St Alex VA #112        | Manuel J. J.     |
| ZACHARY COLLINGS | 720 CENTURY PL. 3106 ALEX. VA        | Zachary Collings |
| 165 JAMES        | 3170 Alex Gibson St.                 | 165 James        |
| MARGARET CHURCH  | 5630 S. Van Dorn St Alexandria.      | Margaret Church  |
| BOBBY MORRIS     | 5500 Holmes Run Parkway #411         | Bobby Morris     |
| DAVID DUNN       | 7 Canterbury Sq. Apt 402             | David Dunn       |
| MICHAEL BARKS    | 141 Normandy Hill Dr Alexandria VA   | Michael Barks    |
|                  |                                      |                  |
|                  |                                      |                  |
|                  |                                      |                  |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

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| NAME               | ADDRESS                               | SIGNATURE          |
|--------------------|---------------------------------------|--------------------|
| Betty S. Matthews  | 225 South Whiting St. #604            | Betty S. Matthews  |
| Ed Solo Koc        | 101 S. Whiting St. #1108              | Ed Solo Koc        |
| Marvin Ventura     | 3406 Elmwood Dr Alex. VA. 22303       | Marvin Ventura     |
| ELZAKI Shams       | 900 YOKUM PKWY #214 UA 22304          | ELZAKI Shams       |
| Stephen Kamal      | 320 S. Whiting St. #1 Alex. VA. 22304 | Stephen Kamal      |
| Patricia K. Porter | 6311 Manchester Way, Alex. 22304      | Patricia K. Porter |
| Raymond Bond       | 101 S. Whiting Ave. #2304             | Raymond Bond       |
| Walter B. BSAUM    | 309 YOKUM PKWY #604, Alex. 22304      | Walter B. BSAUM    |
| Alan Banger        | 6300 Stevenson Ave #717 Alex 22304    | Alan Banger        |
| ANDREA ROSS        | 300 YOKUM PKWY #523                   | ANDREA ROSS        |
| BRENDA Gibson      | 225 So. Whiting St #308               | BRENDA Gibson      |
| OLANNA TIRKANA     | 6060 TOWERS CT. #506 Alex. 22304      | OLANNA TIRKANA     |
| Bill Kichinsky     | 20 S. Whiting St Alex                 | Bill Kichinsky     |
| Donker             | 6301 Stevenson Ave 22304 Alex. VA     | Donker             |
| RONALDO RITA       | 8211 EASALL RD #414 ALEX              | RONALDO RITA       |
| N. G. Bruce        | 6301 STEVENSON AVE. ALEX              | N. G. Bruce        |
| JOHN LEE           | 6300 STEVENSON AVE #303               | JOHN LEE           |
| Sam - Sade         | 4600 EASALL RD #                      | Sam - Sade         |
| Juan Kym           | 309 YOKUM PKWY 4.305                  | Juan Kym           |
| J. M. D. D.        | 5601 EISENHOWER AVE                   | J. M. D. D.        |
| Emile              | 6169 EASALL RD                        | Emile              |
| JANE SEAGAS        | 205 S. Whiting Street                 | JANE SEAGAS        |
| Cyan Pike          | 5803 EASALL RD #104 Alex, VA          | Cyan Pike          |
| Nabila Basm        | 6301 Stevenson Ave Alex 22304         | Nabila Basm        |
| Jonathan D. Goe    | 307 YOKUM PKWY Apt #1811              | Jonathan D. Goe    |

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| NAME              | ADDRESS                                    | SIGNATURE          |
|-------------------|--|--------------------|
| Sharon DeVault    | 6145-H Edsall Rd, Alex. VA                 | Sharon DeVault     |
| K. E. Emman       | 6101 Edsall Rd # 1612                      | KE                 |
| Deborah Kalcevic  | 309 Yorkum Pky #1005 Alex VA 22304         | Deborah Kalcevic   |
| ALEX ZAIMIS       | 307 Yorkum Pky #717 Alex VA 22304          | Alex Zaimis        |
| Josephine Gamba   | 203 Yorkum Pky #1206 22304                 | Josephine Gamba    |
| Sam Elder         | 250 Southley St #714 22304                 | Sam Elder          |
| Isaiah (LASSNDFP) | 6101 Edsall Rd, Alex. 22304                | Isaiah             |
| William A. Brown  | 309 Yorkum Pky #1815 Alex VA 22304         | William A. Brown   |
| Dore Schmitt      | 309 Yorkum Pky #1011 Alex VA 22304         | Dore Schmitt       |
| Vaughan Byrd      | 1015 Whitely St Apt 1114                   | Vaughan Byrd       |
| Bob Kelly         | 110 BROWNS MILLING AVE #211                | Bob Kelly          |
| M. KELLY          | 309 YODAKUM PKWY #509 Alex.                | M. Kelly           |
| B. Kelly          | " "  | B. Kelly           |
| M. Fasil          | 6301 Stevenson Ave #1102                   | M. Fasil           |
| Chang Lee         | 101 S. Whiting St #1012 Alex. VA           | Chang Lee          |
| Pam Lawman        | 307 Yorkum Parkway Alex VA                 | Pam Lawman         |
| Sally Connolly    | 6304 Stevenson Ave                         | Sally Connolly     |
| John L. Lamm      | 307 YORKUM PKWY #1005                      | John L. Lamm       |
| Terry Punchak     | 5340 Holmes Run Pkwy 1414                  | Terry Punchak      |
| Val / Honeycutt   | 307 Yorkum Pky #1424                       | Val / Honeycutt    |
| Angie D. Deane    | " "  | Angie D. Deane     |
| Scott Barr        | 6000 River Ct Alexandria VA                | Scott Barr         |
| Handela Galimide  | 400 S. Whiting St #201 Alexandria VA 22304 | Handela Galimide   |
| Kelita Priestly   | 446 Stanton Pl Alex VA                     | Kelita M. Priestly |
| EDWARD BILBINT    | 309 YODAKUM PKWY #812                      | Edward Bilbint     |



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| NAME                | ADDRESS                               | SIGNATURE           |
|---------------------|---------------------------------------|---------------------|
| DIANE TURK          | 309 Yorkum Parkway Apt. Va            | Diane Turk          |
| EFREM Merys         | 6274 Edsall Rd ALEX VA                | Efrem Merys         |
| James G. Gavin      | 6060 Tower Court #1305                | James G. Gavin      |
| Arthur Mixon        | 5925 Quantrell Ave #304               | Arthur Mixon        |
| LAURA RABOZ         | 101 South Whiting #1403               | Laura Raboz         |
| ELENA DERABOZ       | 101 South Whiting #1403               | Elena Deraboz       |
| Ricardo Vinas       | 6301 Stevenson Ave Apt 708            | Ricardo Vinas       |
| Elyse Stevens       | 6016 Edsall Rd                        | Elyse Stevens       |
| John P. Strader     | 6324 Manchester Way, Alex 22304       | John P. Strader     |
| Charles Nektakis    | 4960 Yorkum Parkway                   | Charles Nektakis    |
| Virginia Jones      | 203 Yorkum Parkway Alex VA 22304      | Virginia Jones      |
| LUIS MONTANO        | 5490 SHEFFIELD CT Alex VA 22313       | Luis Montano        |
| FRANCIS QUASHIG     | 415 S. VAN DORN ST #204 Alex VA 22304 | Francis Quashig     |
| CARLOS B. BARRANTES | 101 S. WHITING ST #707 ALEX VA 22304  | Carlos B. Barrantes |
| PAUL MANU           | 6276 EDSELL RD #113 ALEX VA 22312     | Paul Manu           |
| JAMES ALLEN         | 6354 Bampton Court                    | James Allen         |
| Andrew Pohl         | 203 Yorkum #1204 Alex 22304           | Andrew Pohl         |
| XUOLWE M. DOVE      | 205 Yorkum Parkway #578 Alex          | Xuolwe M. Dove      |
| CHIMA IHEZUR        | 6122 EDSELL RD #204 ALEX              | Chima Ihezur        |
| Rodolfo Ray         | 205 Yorkum Parkway #412 Alex          | Rodolfo Ray         |
| JOSE LEBAS          | 6018 Independence Way                 | Jose Lebas          |
| Ron Wilson          | 309 Yorkum Parkway                    | Ron Wilson          |
| Jennifer Kukorlo    | 120 N. Grayson St.                    | Jennifer Kukorlo    |
| Joey M. Pantoja     | 205 S. Whiting St. Alex #624          | Joey M. Pantoja     |
| Salih Abdelrahim    | 7693 Sheffield Vill - LN - L          | Salih Abdelrahim    |

# PETITION

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| NAME              | ADDRESS                                  | SIGNATURE         |
|-------------------|--|-------------------|
| Fred Frank        | 5364 Brampton Ct                         | Fred Frank        |
| Reg GREENS        | #116 203 YORKUM PKWY                     | Reg GREENS        |
| JOE RIGGS         | 6044 EDSALL RD #302                      | JOE RIGGS         |
| Gophin            | 700 YORKUM Alex                          | Gophin            |
| Barclay Edinings  | 5004 Green Pl #304 Alex                  | Barclay Edinings  |
| Larry Brown       | 203 YORKUM APT 414 ALEX                  | Larry Brown       |
| Mickey ANDER      | 5911 EDSALL RD (PH-2), Alex VA           | Mickey ANDER      |
| Erin Darr         | 6135 EDSALL Rd. Alex VA                  | Erin Darr         |
| Sam Myers         | 545 G. J. Rd. Springfield                | Sam Myers         |
| David Neal        | 6101 EDSALL Rd                           | David Neal        |
| Lynn McClure      | 6161 EDSALL Rd #1803 Alex VA 22304       | Lynn McClure      |
| JESUS R RODRIGUEZ | 203 YORKUM PKWY-APT 116 ALEXANDRIA 22304 | JESUS R RODRIGUEZ |
| Jennifer HARRIS   | 203 YORKUM PKWY #216 ALEX                | Jennifer HARRIS   |
| Sandra DeWitt     | 6135 EDSALL Rd, Apt M Alex VA 22304      | Sandra DeWitt     |
| ANNEMARIE WILSON  | 309 YORKUM PKWY - 1503 ALEX VA 22304     | ANNEMARIE WILSON  |
| William Kagan     | 400 NORTH ARMISTEAD ST APT 1             | William Kagan     |
| Jose Noranjo      | 203 YORKUM PKWY APT #426                 | Jose Noranjo      |
| Diego Daza        | 203 YORKUM PKWY APT #625                 | Diego Daza        |
| Tania Smith       | 818 W. Glebe Rd. #303                    | Tania Smith       |
| Kate Spates       | 6727 BREN MAJOR Alex VA                  | Kate Spates       |
| RAFAL A GOERMAN   | 2111 STEVENSON AVE ALEX                  | RAFAL A GOERMAN   |
| John Smith        | 203 YORKUM PKWY #1020, Alex VA           | John Smith        |
| Mohamed MALLAH    | 5021 SEMINARY RD                         | Mohamed MALLAH    |
| John Danko        | 85, Van Dorn St APT 412                  | John Danko        |

Edsall Shell

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

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CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME                | ADDRESS                               | SIGNATURE |
|---------------------|---------------------------------------|-----------|
| Peter Rossy         | 5606 Bismack Dr. Alexandria, VA 22312 |           |
| DAN MILLS           | LOUETTSVILLE VA                       |           |
| Diana Cohen         | 4921 SEMINARY RD ALEX VA              |           |
| Warren Goodhue      | "                                     |           |
| Chantae Campbell    | 5445 D. Morgan St Alexandria          |           |
| Toulier Holman      | 8606 MIMOSA AVE CLINTON               |           |
| Joe Jordan          | P.O. Box 511, Lorton Virginia 22079   |           |
| Tom H. Schramm      | 2920 HUNTINGTON AVE #1221             |           |
| DAVERA VITH         | 5215 CATHER ROAD 22151                |           |
| JASON ROSE          | 909 N. VAN DORN ST. #301              |           |
| Sean L. Fouch       | 5551 Quantrell Ave RD                 |           |
| Namudulu Varghese   | 4808 BRANCH AVE #1804                 |           |
| Robert Jenkins      | 4801 Seminary Rd 1215                 |           |
| Brianne Sherman     | n 102. Cameron pr ct                  |           |
| Kammaru Ari         | 7226 FAIRVIEW DR #3 Alex 22306        |           |
| Joe Tyler           | 5801 Quantrell Ave # 804              |           |
| MANUEL HATAWANA     | 9800 FARRINGTON                       |           |
| Linda Sampson       | 5009 Meade St NE Wash DC 20012        |           |
| L. Gosh - P. Vockel | 6112 COVER GRASS DR ALEXANDRIA        |           |
| Beatrice Kamara     | 5800 Quantrell AVE #720 VA 22312      |           |
| Mum Anare           | 6035 HENDERSON DR Alex                |           |
| Gil                 | Woodbridge Va                         |           |
| King Tuck           | 4631 KINGS RD Alex.                   |           |
| John                | 14725 Basingstone Loop                |           |
| Andrea Diaz         | 1676 Davis Ln, Woodbridge             |           |

# PETITION

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| NAME               | ADDRESS                             | SIGNATURE          |
|--------------------|-------------------------------------|--------------------|
| Valerie A. Swift   | 40 S. Van Dorn St D301              | Valerie A. Swift   |
| Robert J Morton    | 250 S. Whitings St Apt 812          | Robert J. Morton   |
| Carol Hollis       | 6272 Edsall Rd #213, Alex, VA 22312 | Carol Hollis       |
| MARTHA J. Aughavin | 205 YORKUM PKWY, #322               | Martha J. Aughavin |
| James Clark        | 431 Stanton Pl Alex VA              | James T. Clark     |
| C.M. Paulinus      | 5566 First Statesman Ln. Alex.      | C.M. Paulinus      |
| Maura D. LaRue     | 6301 Stevenson #412 Alex, VA        | Maura D. LaRue     |
| Lynette Belandier  | 20 YORKUM PKWY #1109 Alex, VA       | Lynette Belandier  |
| MINERVA ORTIZ      | 4 S. VAN DORN ST Alex VA            | Minerva Ortiz      |
| DONALD DiFranco    | 6155-0 Edsall Rd Alex VA            | Donald DiFranco    |
| STEWART TILLOTSON  | 413 SOUTH VAN DORN ST Alex VA       | Stewart Tilottson  |
| Crystal Brown      | 101 S. Whitings St. #105            | Crystal Brown      |
| ROY NIX            | 6101 Edsall Rd Alex, VA 22304       | ROY NIX            |
| Christine Rogers   | 5346 Edsall Rd #705, Alex           | Christine Rogers   |
| Michael Hill       | 250 S. Whitings Alex VA 9111        | Michael Hill       |
| EDGAR Treadwell    | 301 YORKUM PKY, #710 Alex VA        | Edgar Treadwell    |
| Bouska E. Belanger | 6301 Stevenson Ave #1214            | Bouska E. Belanger |
| Serafina Becha     | 6301 Stevenson Ave 1213             | Serafina Becha     |
| Anne Bourgeois     | 336 S. Whitings St.                 | Anne Bourgeois     |
| MIGUEL GUILLERME   | 5911 Edsall Rd #403 Alex VA         | Miguel Guillarme   |
| E. Schreder        | 205 Yorkum                          | E. Schreder        |
| F. Lewis           | 6188 Edsall Rd #160 Alex, VA 22304  | F. Lewis           |
| Sharon Carter      | 6300 Stevenson Ave Alex             | Sharon Carter      |
| Ben Seng           | 1015 WHITING ST. 1401               | Ben Seng           |
| Raymond P. Donovan | 203 YORKUM PKWY #422                | Raymond P. Donovan |

# PETITION

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AT 101 SOUTH VAN DORN STREET.

| NAME               | ADDRESS                                  | SIGNATURE          |
|--------------------|--|--------------------|
| Danyelle Brice     | 268 N. Stevenson Sq Alex VA 22304        | Danyelle Brice     |
| Frank Young        | 424 S Whiting Alex VA 22304              | Frank Young        |
| Jurana Nola        | 203 Yorkum Pkwy                          | Jurana Nola        |
| Uani Walker        | 205 Yorkum Pkwy                          | Uani Walker        |
| STEVE BAE          | 300 Yorkum Pkwy                          | Steve Bae          |
| Louis C. Webster   | 296 S. Whiting St # V-3                  | Louis Webster      |
| Rosario C. Soga    | 6301 Stevenson Ave.                      | Rosario C. Soga    |
| Nelvin C. Gachon   | 6331 D Stevenson Ave                     | Nelvin C. Gachon   |
| K. Geage           | 205 S. South Whiting Street, Alexandria  | K. Geage           |
| Andromedea Jones   | 307 Yorkum Pkwy Alex VA                  | Andromedea Jones   |
| John Tolman        | 6301 STEVENSON AVE VA.                   | John Tolman        |
| Vickie Parker      | 5500 Holmes Run Parkway #1409 Alexandria | Vickie Parker      |
| AT 111             | Edsall Rd 6111                           | AT 111             |
| Tony Prestipino    | 101 S. Whiting St. Alex VA. 22304        | Tony Prestipino    |
| Ed. Butler         | 1616 Edsall Rd 1606                      | Ed. Butler         |
| K. R. Brunner      | 3001 Yorkum Pkwy #918                    | K. R. Brunner      |
| Phil Knott         | 249 S. Van Dorn St Alex VA               | Phil Knott         |
| Steve Mann         | 97 M. Ashland Cir. Dumfries VA 22025     | Steve Mann         |
| Todd Elletson      | 200 Yorkum Pkwy #916 Alex VA 22304       | Todd Elletson      |
| Tom Halsall        | 203 Yorkum Pkwy #925 Alex 22304          | Tom Halsall        |
| DAVID SOUSA        | 104 YORKUM PKWY #924 Alex 22304          | DAVID SOUSA        |
| Eden B. Gaffney    | 301 YORKUM PKWY. AVE. 904 Alex VA 22304  | Eden B. Gaffney    |
| William E. Epstein | 6150 Edsall Rd #307                      | William E. Epstein |
| Kirkley Jones      | 4314 Vermont Ave. Alex VA 22304          | Kirkley Jones      |
| Elizabeth Dolan    | 205 Yorkum Pkwy 1213                     | Elizabeth S. Dolan |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

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| NAME               | ADDRESS                             | SIGNATURE          |
|--------------------|-------------------------------------|--------------------|
| ROSE GARCIA        | 205 YOKUM PKWY, #318                | Rose Garcia        |
| Maria C Conde      | 3955 Taney Av. Alexandria Va. 22314 | Maria C Conde      |
| FRANCIS MATTHEW    | 205 YOKUM PKWY VA 22304             | Francis Matthew    |
| Dr. Steve Mokone   | 205 " " " 2th 726                   | Dr. Steve Mokone   |
| John Lert          | 205 " " " 808                       | John Lert          |
| Shirley Fred       | 205 YOKUM PKWY 807                  | Shirley Fred       |
| John N. Paige      | 205 YOKUM PKWY #803                 | John N. Paige      |
| Harold D. Shaw     | " " " 1711                          | Harold D. Shaw     |
| R. Sayre           | 205 YOKUM PKWY Alex VA              | R. Sayre           |
| Anita Chamberlain  | 205 YOKUM PKWY #15                  | Anita Chamberlain  |
| JOSE RODRIGUEZ     | 205 YOKUM 1012                      | JOSE RODRIGUEZ     |
| CURTIS E. MOUL, JR | 205 YOKUM PKWY, #314                | Curtis E. Moul, Jr |
| CAROL S. ZWART     | 205 YOKUM PKWY #224                 | Carol S. Zwart     |
| PAUL W. SMITH      | 205 YOKUM PKWY #514                 | Paul W. Smith      |
| Narda Chenier      | " " " 319                           | Narda Chenier      |
| TRUDI KEOUGH       | 205 YOKUM, Alex VA                  | Trudi Keough       |
| D.B. De Mars       | 205 YOKUM PKWY #836                 | D.B. De Mars       |
| Kitty Wheatley     | 205 YOKUM PKWY #412                 | Kitty Wheatley     |
| Carlos A. Soto     | 205 YOKUM PKWY #107                 | Carlos A. Soto     |
| DA B JONES         | 205 YOKUM PKWY #312                 | DA B JONES         |
| NITA SWEENEY       | 205 YOKUM PKWY #509                 | Nita Sweeney       |
| Lee Meloby         | 205 YOKUM PKWY #1712                | Lee Meloby         |
| MARY PEREZ         | 205 YOKUM #325                      | MARY PEREZ         |
| Joseph H. Quintano | 205 YOKUM #626                      | Joseph H. Quintano |
| Rosa Lee Powell    | 205 YOKUM #406                      | Rosa Lee Powell    |

ALEXANDRIA  
MOBIL  
DUKE ST market

PETITION

TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME               | ADDRESS                                | SIGNATURE          |
|--------------------|--|--------------------|
| Fikre Tereste      | 5375 DUKE ST Alex. VA. 22304           | Fikre Tereste      |
| Miriam Beyene      | Richmond Hwy.                          | Miriam Beyene      |
| Robert Tereste     | 334. S. Whiting St.                    | Robert Tereste     |
| Petel Tereste      | 334. S. Whiting St.                    | Petel Tereste      |
| Nami Taklemariam   | 1225 Martha Custis Dr #1618            | Nami Taklemariam   |
| Muhammad Ahmed     | 101 S. REYNOLDS ST. #1414              | Muhammad Ahmed     |
| Pepperck Tompson   | 108 S. REYNOLDS ST #511                | Pepperck Tompson   |
| Fatima Sesay       | 375 S. Reynolds St #1402               | Fatima Sesay       |
| Zoua F. Dadda      | 3 S. Van Dorn St Alex. VA 22303        | Zoua F. Dadda      |
| Kleishman          | 150 Century Dr Alex VA 22304           | Kleishman          |
| Edward Shook       | 2230 Duke St Alex VA 22304             | Edward Shook       |
| Angielay           | 5350 Duke St Alex VA 22305             | Angielay           |
| James E. Jackson   | 5375 Duke St #404 Alex. VA             | James E. Jackson   |
| Paul D. Miller     | 5375 Duke St #410 Alex VA 22304        | Paul D. Miller     |
| Juliet Iwunna      | 422 N. Armistead St. Alex. VA          | Juliet Iwunna      |
| Abdirahman Mohamed | 375 S. Reynolds St #142 Alex. VA 22303 | Abdirahman Mohamed |
| TERESTE MERISTO    | 5375 Duke St ALEX. VA 22304            | TERESTE MERISTO    |
| KEBERU GERAY       | 6305 FRENCH MAN A1 VA 22312            | KEBERU GERAY       |
| YEMAL HANNA        | 6305 FRENCH MAN A1 VA 22312            | HANNA              |
| WIGBERALE Kidan    | 410 S. Columbus St A1 VA 22314         | Kidan              |
| ALEMU Bayush       | 6305 FRENCH MAN A1 VA 22312            | Bayush             |
| HADEGU DANIAL      | 6413 Edison Rd A1 VA 22312             | DANIAL             |
| EMASU YONAS        | 6413 Edison Rd A1 VA 22312             | YONAS              |
| ABERHAM FETSEM     | 104 ASON AV A1 VA 22301                | FETSEM             |
| EDRIS MESTOFM      | 4600 Duke St A1 VA                     | MESTOFM            |

ALEXANDRIA  
MOBILE  
Juice St

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME             | ADDRESS                               | SIGNATURE  |
|------------------|---------------------------------------|------------|
| Doromodou        | Trent court #12 Alexandria            | uthmed     |
| Darius el Alai   | 5432 BRADFORE CT #132                 | el Alai    |
| ISSA HARTZ       | 2700 SOUTH FIFTH ST                   | HARTZ      |
| Ricardo Gotelli  | 250 S. DEYNOLDS ST                    | Gotelli    |
| SELANAWII TAYLOR | 7100 PRINCE JAMES SPINFIELD           | Selmanawii |
| Gene Del Pa      | 175 Reynolds. 20 apt.                 | Del Pa     |
| GONZALO GONZALEZ | 6505 CHINA GROVE CT ZIP 22310         | GONZALEZ   |
| RAFI NOOR        | 2001 N. Adams via 22201               | NOOR       |
| ANGEL BATES      | 29103 GLEBE RD 301 ARLINGTON VA 22204 | BATES      |
| LARUE FISSAN     | 375 S. Reynolds St. 22304             | FISSAN     |
| ADAM BEARRA      | 3110 WOLFE ST. ALEX 22304             | BEARRA     |
| GETACHEW         | BEURGARED TP. 22413                   | GETACHEW   |
| Sean Gordy       | 111 E. Linden St 22301                | Gordy      |
| Yacine Tazi      | 75 S. Reynolds St #6201               | Tazi       |
| STEWART MUNN     | 810 N. Howard #401 22304              | MUNN       |
| HAROLD SHERIN    | 6087 BELLVIEW DR 22041                | SHERIN     |
| ARCHIE BORGOS    | 5021 SEMINARY RD ALEX 22304           | BORGOS     |
| SAMSON SHANKU    | 2701 PARK CENTR DR 22304-VA           | SHANKU     |
| LARRY LAWRENCE   | 115 N. RIPLEY ST. #102 ALEX. VA 22304 | LAWRENCE   |
| Abdul Kanna      | 125 N. RIPLEY ST 22304                | Kanna      |
| ABDI CANDEL      | 1545 MANITOBA DR                      | CANDEL     |
| KARL CAREW       | 1545 MANITOBA DR                      | CAREW      |
| ISHA KANU        | 4261 DUKE ST                          | KANU       |
| VIC TOMPSON      | 1361 DUKE ST                          | TOMPSON    |
| Dave Palmer      | 4311 DUKE ST.                         | Palmer     |



# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED AT 101 SOUTH VAN DORN STREET.

| NAME                | ADDRESS                           | SIGNATURE           |
|---------------------|-----------------------------------|---------------------|
| Kelly Brady         | 101 S Whiting St Apt 511          | Kelly Brady         |
| Elvira Sanchez      | 1108 Vassar Rd. Alex              | Elvira Sanchez      |
| Jeliana Sanchez     | 1108 Vassar Rd Alex               | Jeliana Sanchez     |
| Bizabeth Woodruff   | 205 Yockum #710 Alex 22304        | Bizabeth Woodruff   |
| J. A. Crawford      | 1608 YOCKUM PKWY #1608 ALEX 22304 | J. A. Crawford      |
| Eric Brown          | 1401 16th St ALEX 22304           | Eric Brown          |
| Eric Brown          | 309 YOCKUM TRWY. #1115            | Eric Brown          |
| Nopporn Wongvorakul | 309 YOCKUM PKWY. #1115            | Nopporn Wongvorakul |
| HAMADY-BE BAIT      | 101 S. WHITING ST. APT 1114       | HAMADY-BE BAIT      |
| David A. Puckett    | 200 Yockum Pkwy #106              | David A. Puckett    |
| K-YOUSSEFI          | 6451 EDSALL RD Alexandria         | K-YOUSSEFI          |
| VADEL WEDALI        | 101 SOUTH WHITING                 | VADEL WEDALI        |
| H. Canimond         | 6198 Edsall Rd                    | H. Canimond         |
| Allegre Paine       | 205 Yockum Pkwy                   | Allegre Paine       |
| CHARLES WILSON      | 6101 EDSALL #703                  | CHARLES WILSON      |
| BARBARA S. HAY      | 6161 EDSALL RD #509               | BARBARA S. HAY      |
| COLE, HEN           | 6314 C Eagle Ridge, Hts           | COLE, HEN           |
| JAMES M. BRUN       | 6887 SIGNATURE CA. ALEXIA         | JAMES M. BRUN       |
| Silva Paine         | 412 So Whiting Street             | Silva Paine         |
| Winston Paine       | 1353 N Van Dorn St, ALEXIA        | Winston Paine       |
| FRANK KIMMY         | 6710 Stonew Ave 22204             | FRANK KIMMY         |
| Darin Bentley       | 6071 Cherry Place                 | Darin Bentley       |
| Mrs. H. H. H. H.    | 5569 Cosby Glen Alexandria        | Mrs. H. H. H. H.    |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME              | ADDRESS                               | SIGNATURE   |
|-------------------|---------------------------------------|-------------|
| R. Shokron        | 4600 Duke St. Alexandria              | [Signature] |
| LIAGHAT A. BUTT   | 4932 Beaman St #201 Alex              | [Signature] |
| M. Saffi          | 4600 Duke St Alex, VA                 | [Signature] |
| P. Lirihass       | 132 N. Early St Alex VA               | [Signature] |
| N. Walters        | 4600 Duke St #405 Alexandria, VA      | [Signature] |
| Sayed. Ahmad      | 4600 Duke St Alex Va                  | [Signature] |
| Tim Dicken        | 1130 Ivy Dr.                          | [Signature] |
| Wilcher           | 315 Van Dorn St. T 501                | [Signature] |
| Marie Mayn        | 4600 DUKE ST. 1029 Alex Va.           | [Signature] |
| Agashoori         | 4600 Duke St #108 Alex, Va 22304      | [Signature] |
| A. Carlson        | 4703 Sunny Dr. Alex 22304             | [Signature] |
| Mawana Green      | 4241 Duke St #1 Alex.                 | [Signature] |
| P.J. Child        | 4600 Duke St #531 Alex                | [Signature] |
| Wallace Tucker    | 229 S. Jenkins St. Alex Va.           | [Signature] |
| James McKelvey    | 119 S. IRIS ST Alex Va                | [Signature] |
| Kamal Bab         | 1111 6170 Edsall RD 38                | [Signature] |
| Wiltado Batista   | 4600 Duke St. # 709 Alex Va. 22304    | [Signature] |
| PEDRO RAMIREZ     | 4600 DUKE ST. APT. 1422 ALEX.         | [Signature] |
| Tom Bergu         | 211 Cameron Stapt Blvd 22704          | [Signature] |
| Ramun             | 4600 Duke St/Alex - Va 22304          | [Signature] |
| Jelkey Rote       | 10545 James Wren Hwy Fairfax VA 22031 | [Signature] |
| John F. Gashin    | 2301 Tracy St, Alex VA                | [Signature] |
| LISA SEEGER       | 300 S VAN DORN ST.                    | [Signature] |
| Amanda Reddig     | 1196 JAMES LANE 22302                 | [Signature] |
| JESSE C. JANUATIN | 4600 DUKE STREET #732 ALEX. VA        | [Signature] |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME                            | ADDRESS              | SIGNATURE |
|---------------------------------|----------------------|-----------|
| Edwin                           | 3300 Holmes Run Pkwy | Edwin     |
| cause traffic congestion even   |                      |           |
| 4600 Duke St #1310              |                      |           |
| 102 South Dorn St Alex VA       |                      |           |
| 4610 Duke St Alex               |                      |           |
| 4600 DUKE ST #714               |                      |           |
| 2500 N. VAN DORN                |                      |           |
| 4350 Holmes Run Pkwy            |                      |           |
| 4646 Southland Ave.             |                      |           |
| 1308 N. Lincoln St              |                      |           |
| 5003 Rickenbacker Ave.          |                      |           |
| 3142 South Albany St. #73 Alex. |                      |           |
| 4600 Duke                       |                      |           |
| 119 Grotto Green St.            |                      |           |
| 2727 Duke St 1104               |                      |           |
| 4600 Duke St 926                |                      |           |
| 4600 Duke St 1206               |                      |           |
| 6301 Lachme Ln AT-3 Alex        |                      |           |
| 15 Canterbury Sq #10 Alex       |                      |           |
| 4600 Duke #431 Alex             |                      |           |
| 4600 Duke St #1513 Alex         |                      |           |
| 20 S. INGRAM ST                 |                      |           |
| 4600 Duke 331                   |                      |           |
| 5948 Founders Hill Dr           |                      |           |
| 4600 DUKE ST #1127              |                      |           |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME             | ADDRESS                                  | SIGNATURE |
|------------------|--|-----------|
| Jim Quislan      | 309 Yorkum Pkwy #707 Alexandria, VA      |           |
| Sam Taylor       | 101 Southwhiting St Alex, VA             |           |
| CHRISTINE BRESS  | 5112 DONOVAN DRIVE #401 ALEXANDRIA       |           |
| Earl Conway      | 307 Yorkum Pkwy #1124 Alex               |           |
| Katherine Moore  | 8117 Willardale Ct                       |           |
| MIKE CONNER      | 203 Yorkum Pkwy #1726 ALEXANDRIA         |           |
| Mike Pentress    | 6301 Stevenson Ave. #815 Alex VA         |           |
| FLORINA THOMAS   | 318 S. WHITING ALEX VA                   |           |
| Ruthie Phelps    | 309 S. YORKUM PKWY #806 ALEXANDRIA 22304 |           |
| Jennifer Calceki | 601 Stevenson Ave. ALEXANDRIA 22304      |           |
| MIA W. NATHAN    | 4110 Eadsall 12 P. #201                  |           |
| Mike Davis       | 600 Stevenson Ave Alex VA                |           |
| Rebecca Guillett | 5911 Eadsall Rd #407 ALEX VA             |           |
| Susan Beck       | 5911 Eadsall Rd Alex Va.                 |           |
| Karen Demu       | 4132 Claxton Lane Alex, VA               |           |
| ROBERT LEE       | 203 Yorkum Pkwy #1809 ALEX 22304         |           |
| Erin Wibbins     | 200 Yorkum #400 AL. VA 22304             |           |
| Theresa Metz     | 6300 Stevenson Ave. #906 Alex            |           |
| J.L. James       | 200 Yorkum Pkwy Alex VA                  |           |
| Stella Southall  | 6301 Stevenson Ave. #105 VA              |           |
| Isabel           | 4100 Jones Court #102 Alex VA            |           |
| Amy Sansbury     | 250 S Whiting St #424 Alex VA            |           |
| Dave Bels        | 6300 Stevenson Ave. #1124 Alex           |           |
| M. Schaefer      | 205 Yorkum Pkwy #1817 Alex               |           |
| L. Stojak        | 250 S. Whiting St #306 Alex              |           |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

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CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME               | ADDRESS                           | SIGNATURE       |
|--------------------|-----------------------------------|-----------------|
| ANAS ELTAHIR       | 200 YAAKUM PKWY 505               | ANAS            |
| Henry D. Thuy      | 6212 Wakefield Ct                 | Henry D. Thuy   |
| David Green        | 4150 Edsall Rd                    | David Green     |
| Joe Contreras      | 5461 Edsall Rd                    | Joe Contreras   |
| DAVID TAHAKH       | 6300 STEVENSON AVE #820           | David Tahakh    |
| orge A. Pae        | 200 Yookum Pkwy #613              | orge A. Pae     |
| A.J. Behrke        | 6300 Stevenson Ave. #103 Alex Va  | A.J. Behrke     |
| Vaughn Harris      | 201 Yookum Pkwy, #1900            | Vaughn Harris   |
| marigona Rodriguez |                                   |                 |
| J. Asore           |                                   | J. Asore        |
| WALLER ANTON       |                                   | Waller Anton    |
| carlos Paez        |                                   | carlos Paez     |
| Jay Morales        |                                   | Jay Morales     |
| Stanley            |                                   | Stanley         |
| Wm. MARCA          | 309 Yookum Pkwy #1213             | Wm. MARCA       |
| MARI FERNANDEZ     | 307 YOOKUM PKWY #1621             | MARI FERNANDEZ  |
| BRENDA BERRY       | 200 Yookum Parkway #1206          | Brenda Berry    |
| Kathryn Head       | 6101 Stevenson Ave                | Kathryn Head    |
| PAUL RADER         | 5197 COTTINGHAM PLACE             | PAUL RADER      |
| Jim Sotolongo      | 101 S Whiting St                  | Jim Sotolongo   |
| Josh LIGITA        | 101 S Whiting ST #107             | Josh LIGITA     |
| BEN BOEKELE        | 2211 N. VAN DORN ST #302          | BEN BOEKELE     |
| AUNREY FUNK        | 6106 DECLARATION SQ               | A. Funk         |
| Stephen E. Rowe    | 6301 Stevenson Ave. #511          | Stephen E. Rowe |
| RITA L. Stuffle    | 2121 S. Kenmore St. Arlington, Va | Rita L. Stuffle |

20004

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED AT 101 SOUTH VAN DORN STREET.

| NAME                      | ADDRESS                          | SIGNATURE              |
|---------------------------|----------------------------------|------------------------|
| <del>John D. Taylor</del> | 5716 BA CRIC DR                  | <del>[Signature]</del> |
| <del>John D. Taylor</del> | 5875 Duke St. #709               | <del>[Signature]</del> |
| Mohamed Nur               | 4600 Duke Street                 | Mohamed Nur            |
| JOSE WIS                  | 200 S VANDERBILT ST ALEXANDRIA   | [Signature]            |
| Eunice                    | 5835 Duke St                     | [Signature]            |
| MIRIAS                    | 501 DUKE ST                      | [Signature]            |
| ASIBAH ALUM               | 5635 S. VAN DORN ST              | [Signature]            |
| Elay Oompley              | (703) 8. S. V. St U 605          | [Signature]            |
| R. White                  | 5335 Duke St, Alex, Va           | Robin White            |
| Sage Vorp                 | 101 S. Bayfield St               | [Signature]            |
| Kenneth Hunt              | 217 Percy Pkwy GAITHERSBG, MD    | Kenneth Hunt           |
| Mehdi Sam                 | 2902 Oakboring Sp. VA 22124      | [Signature]            |
| TSEHAI BEAVES             | 6904 Edgemoor Dr                 | Tsehai Beaves          |
| Mac Happte                | 4410 Red Horse Tavern Lane 22113 | Mac Happte             |
| ABABA BAHADI              | 5361 TANEY AVE. #202             | Ababa                  |
| ALIE AKONI                | 5361 TANEY AVE. #202             | [Signature]            |
| Alonso Soria              | 2115 E. 18th St                  | [Signature]            |
| A. R. Nantini             | 5340 HOMES RUN PIKE #1112        | [Signature]            |
| Kristin Matthews          | 17 Canterbury Sq #202 Alex VA    | Kristin Matthews       |
| OMAR ETEHALS              | 5300 HOMES RUN PIKE              | [Signature]            |
| [Signature]               | 5911 E. 18th St APT 211          | [Signature]            |
| Janson Kim                | 8004 Skowell Blvd                | [Signature]            |
| Richard [Signature]       | 101 S. Bayfield St               | [Signature]            |
| Seth Adunke               | 5405 Duke St ALEX VA 22304       | [Signature]            |

ALEXANDRIA  
MOBILE  
BUILT AT

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME          | ADDRESS                             | SIGNATURE     |
|---------------|-------------------------------------|---------------|
| Sherif        | 5375 Duke St                        | [Signature]   |
| SANDRA        | 5375 Duke St                        | [Signature]   |
| ESTHER        | 13187 ARMSTEAD ST. WOOD             | [Signature]   |
| Viggo         | 10300 Ling Commons. cat.            | [Signature]   |
| Ethelbert     | 12630 Veirs Mill Rd Potomac         | [Signature]   |
| Gene          | 12630 Veirs Mill Rd Potomac         | [Signature]   |
| DERRICK       | 6272 Edsall Rd APT 420              | [Signature]   |
| SAMSON        | 2444 Reynolds St                    | [Signature]   |
| Christina     | 244 Reynolds St.                    | [Signature]   |
| ORLANDO       | 250 Reynolds St.                    | [Signature]   |
| Carlos        | 250 Reynolds St                     | [Signature]   |
| REGINA OSEI   | 14 CANIER BURY SQ #301              | [Signature]   |
| Geoffrey Damm | 8 S VAN DORN ST U-101               | Geoffrey Damm |
| TESENY DORR   | 100 S VAN DORN ST 206               | Teseny Dorr   |
| SCOTT SEIBEL  | 240 S Reynolds St 310               | Seibel        |
| SOPHIE BELL   | 309 Yorkman Ave                     | Sophie        |
| SHAHID BASHIR | 4901 SEMINARV Rd #726               | Shahid Bashir |
| JEFF PARKER   | 2245 SLUICE CHANNEL PL NORTHERN VA. | [Signature]   |
| BILLOPOPAL    | 125 SOUTH REYNOLDS ST APT 303       | [Signature]   |
| SELET ADEO    | 5130 SOUTH VAN DORN ST              | [Signature]   |
| TAE AI        | 834 N. Washington St AIX VA         | TAE AI        |
| SEFER Ibrahim | 834 N. Washington AIX VA            | Ibrahim       |
| ZEWED Tadin   | 6418 Edsall Rd AIX VA               | Tadin         |
| KOFI MENSAH   | 154 8505 Wild Spruce Drive          | [Signature]   |
| Maria Boja    | 5405 Dulce St AIX VA                | [Signature]   |

# PETITION

## TO THE ALEXANDRIA CITY COUNCIL MEMBERS

WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME              | ADDRESS                         | SIGNATURE   |
|-------------------|---------------------------------|-------------|
| MULL              | 9151 Broken Oak Road            | [Signature] |
| DOMINIC FRIMBELL  | 6151A Edsall Rd, ALEX, VA 22304 | [Signature] |
| Edna R. Maher     | 300 Yorkum Pkwy, ALEX, VA 22304 | [Signature] |
| Suhoni            | 200 Yorkum Pkwy ALEX 22304      | [Signature] |
| David Delowski    | 300 Yorkum Pkwy 1602            | [Signature] |
| Anne Harris       | 200 Yorkum Pkwy VA 22304        | [Signature] |
| Harold Ganda      | 320 S. Whiting St W1-13         | [Signature] |
| William Gutierrez | 270 S. Whiting St Apt. 802      | [Signature] |
| Luis              | 338 S. Whiting St Ppt 11        | [Signature] |
| Romelia           | 296 S. Whiting St               | [Signature] |
| Brigida           | 6941 F Edsall Rd                | [Signature] |
| SOR E             | 250 S. Whiting St               | [Signature] |
| ATIF SHARAF       | 6323 STEVENSON AVE              | [Signature] |
| MARK DILL         | 250 S. Whiting St.              | [Signature] |
| Mary Turner       | 252 - Stevenson Sq. ALEX VA     | [Signature] |
| M. H. Taylor      | 205 Yorkum Pkwy #1208           | [Signature] |
| Nick Murt         | 200 Yorkum Pkwy                 | [Signature] |
| Diriba Seboka     | 6388 Wingate St. ALEX VA        | [Signature] |
| JAMES GRAZICHAK   | 5206 BEDLINGTON TERRACE         | [Signature] |
| Pearl Schorsch    | 9642 Burke Lake Rd Burke        | [Signature] |
| Francis Klein     | 300 Yorkum Pkwy #501 ALEX       | [Signature] |
| Donna P. Poirer   | 6166 Edsall Rd #2 ALEX VA       | [Signature] |
| Mike Reza         | 205 YORKUM PKWAY                | [Signature] |
| U. N. Koushik     | 309 Yorkum Pkwy                 | [Signature] |
| Shirley Goodrich  | 205 Yorkum Pkwy                 | [Signature] |



# PETITION

**TO THE ALEXANDRIA CITY COUNCIL MEMBERS**

**WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
OPPOSE BJ'S WHOLESALE CLUBS PROPOSAL BEFORE THE CITY OF ALEXANDRIA  
CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.**

[illegible]

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AT 101 SOUTH VAN DORN STREET.

| NAME               | ADDRESS                             | SIGNATURE                 |
|--------------------|-------------------------------------|---------------------------|
| Hafiz Badwi        | 225 S. Whiting St. #716, Alexandria | <i>[Signature]</i>        |
| THOMAS DOLA        | 205 YORKUM PKY 2218 Alex            | <i>Thos J Dola</i>        |
| KENSANBERS         | 350 S. Van Dorn Street Alexandria   | <i>Ken Sanders</i>        |
| Fewson             | 296 Whiting St. # V-22              | <i>[Signature]</i>        |
| Kathy Collins      | 5999 Stevenson Ave                  | <i>Kathy Collins</i>      |
| Ray Debban         | 225 S Whiting                       | <i>[Signature]</i>        |
| Walter Wadsworth   | 190 S. Whiting St.                  | <i>Walter Wadsworth</i>   |
| Frank Collier      | 203 YORKUM PARKWAY #573             | <i>[Signature]</i>        |
| Al Johnson         | 6020 S Lewis Ave. Alex              | <i>Al Johnson</i>         |
| Adeliana Sanchez   | 4508 Southland Ave Alex.            | <i>Adeliana Sanchez</i>   |
| James P. Burke III | 250 S. Whiting St. #623             | <i>James P. Burke III</i> |
| Leslie Grant       | 5911 Edsall Rd Alex VA              | <i>Leslie Grant</i>       |
| SAUL JAFFE         | 101 S. Whiting ST. Alex 22304       | <i>Saul Jaffe</i>         |
| JEAN ANN MAYHAN    | 309 YORKUM PARKWAY. Alexandria, VA  | <i>Jean Ann Mayhan</i>    |
| Richard Blawett    | 205 Yorkum Pk. 1024                 | <i>Richard Blawett</i>    |
| O. Paz             | 6052 Edsall Rd                      | <i>[Signature]</i>        |
| MAITHRA SH         | 307 YORKUM PARKWAY                  | <i>Maithra Sh</i>         |
| MAGHSOUL LOU       |                                     |                           |
| PAN SLATE SR       | 6153 J Alex Va.                     | <i>Pan Slate Sr</i>       |
| James McLeppin     | 6060 Tower Court                    | <i>[Signature]</i>        |
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| NAME              | ADDRESS                            | SIGNATURE          |
|-------------------|------------------------------------|--------------------|
| Idriss Sankoh     | 941 N. Van Dorn St #201 Alex       | <i>[Signature]</i> |
| Bernard Herring   | 5623 HERSHEY LN - Alex             | <i>[Signature]</i> |
| Fatma             | 4949 Monticello Dr Alex VA         | <i>[Signature]</i> |
| Marie Jean        | 6052 Edsall Rd.                    | <i>[Signature]</i> |
| Amy Montague      | 5375 DUKE ST                       | <i>[Signature]</i> |
| Wm Bond           | 6244 L. Little River Turnpike      | <i>[Signature]</i> |
| SAMSON            | 455 N. ARMISTEAD ST #14            | <i>[Signature]</i> |
| Marcia Davis      | 6325 King Drive                    | <i>[Signature]</i> |
| Azmat Abbas       | 5411 SHEPPLE/lot 250               | <i>[Signature]</i> |
| H. Wilds          | 401 N. ARMISTEAD ST #305 Alex, VA. | <i>[Signature]</i> |
| MINKAI-CAREW      | 4531 ARMISTEAD #5 Alex VA          | <i>[Signature]</i> |
| J. LANGFORD       | 6804 MARLBOROUGH CP VA             | <i>[Signature]</i> |
| MA. WARRACH       | 3309 S. GLENN DR - 105 VA          | <i>[Signature]</i> |
| PAT. PETERSON     | 3145 MONTICELLO AVE VA. 223        | <i>[Signature]</i> |
| Nahah Abdel Majed | 4535 Riverwood Hts Dr - Fairfax VA | <i>[Signature]</i> |
| RITA MEUSAN       | 425 N ARMISTEAD ST #12             | <i>[Signature]</i> |
| SANDRA BOBIAK     | 425 N ARMISTEAD ST 12              | <i>[Signature]</i> |
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Duke Shell / S. pickett

**TO THE ALEXANDRIA CITY COUNCIL MEMBERS**

| NAME               | ADDRESS                                   | SIGNATURE          |
|--------------------|---|--------------------|
| RICHARD LAWLER     | 900 N. PICKETT ST. (#112) ALEX.           | Richard Lawler     |
| Eric Stone         | 5007 Lichenbaker Ave                      | Eric Stone         |
| CHARLYN JORDAN     | 5300 Holmes Run parkway apt 512           | Charlyn Jordan     |
| B G COME           | 5300 Holmes Run Pky                       | B G COME           |
| Debbi L Felson     | 5250 Valley Forge Dr #216                 | Debbi L Felson     |
| Edward Hyff        | 482 N. Owen St                            | Edward Hyff        |
| Carolyn Hartnett   | 9 Canterbury Sq. #101 Alexandria VA       | Carolyn Hartnett   |
| Alma 3             | 5795 Winston #163 Alex VA                 | Alma 3             |
| SHARON MURPHY      | 5500 HOLMES RUN PKWY #1210                | Sharon Murphy      |
| RICHARD QUINN      | 20770 Quiet Brook Pl Springfield VA 22154 | RICHARD QUINN      |
| Betromessie Anghen | 467-N. Armistead St. #5 Alex, VA 22312    | Betromessie Anghen |
| Broukavit Fawcett  | 467-N. Armistead St. #5 Alex, VA 22312    | Broukavit Fawcett  |
| Worckohn           | 467-N. Armistead St. #9 Alex, VA 22312    | Worckohn           |
| Bikela             | 467-N. Armistead St. #9 Alex, VA 22312    | Bikela             |
| BENJAMIN           | 6300 STEUBSON AVE. #2304                  | BENJAMIN           |
| Gromie             | 121 1/2 D St                              | Gromie             |

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[illegible]

236  
note 1/B

9

**WE, THE UNDERSIGNED RESIDENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, HEREBY  
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[illegible]

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[illegible]

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[illegible]



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CITY COUNCIL TO INSTALL GASOLINE PUMPS AND A BANK AT THE STORE LOCATED  
AT 101 SOUTH VAN DORN STREET.

| NAME            | ADDRESS                     | SIGNATURE       |
|-----------------|-----------------------------|-----------------|
| Cherlyn #       | 412 N Armistead Street      | Cherlyn #       |
| NUGENT          | 6462 King Louis Dr.         | Nugent          |
| NOA ALI         | 5800 Quantrell Ave          | NOA ALI         |
| Majid Hossain   | 7406 Rence St ALEX VA       | Majid Hossain   |
| M D Khan        | 4810 Beauregard St " "      | M D Khan        |
| N. A. HAMID     | " " " #206 " "              | N. A. HAMID     |
| HAMIDA KHAN     | 5800 Quantrell Ave #214.... | HAMIDA KHAN     |
| FAHAD A         | " " " "                     | FAHAD A         |
| FARIDA          | " " " "                     | FARIDA          |
| M. A. B         | 6049 HYDRANGE DR MX         | M. A. B         |
| Jim Friedman    | 6321 ALBRO LANE             | Jim Friedman    |
| Mohammed        | 8801 Vandy Dr. Alex VA      | Mohammed        |
| ADAM SPERMAN    | 170 CAMBRIDGE RD ALEX VA    | ADAM SPERMAN    |
| SEANETTE BLAKE  | 4607 LOGSDON DR. ALEX VA    | SEANETTE BLAKE  |
| ALONZO WOODS    | 4607 LOGSDON DR. ALEX VA    | ALONZO WOODS    |
| Munkailan Carey | 1453 N. Armistead #5        | Munkailan Carey |
| Mohamed         | 13806 Poplar Tree Rd, ches  | Mohamed         |
|                 |                             |                 |
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[illegible]

20521  
6-14-03

Date: July 13, 2003

I have lived within 1/2 mile of the BJ's location for 31 years.

I am against the construction of a gas filling station at BJ's in Landmark.

There are two reasons I feel this way.

1. Traffic.
2. The potential loss of good jobs in the city

### TRAFFIC

The traffic in the area is already at a standstill. You know what Duke St. is like. Stevenson and Walker are just as bad. Many times going to Duke you can't get on to Walker in less than two or three changes of the light. Much of the traffic to and from BJ's uses Stevenson and Walker. Intentionally adding more traffic on these streets is nothing short of insanity.

In the traffic study done by Wells and Associates for BJ's, dated April 7, 2003, on page 3 under conclusions, they say "... A minimal increase in delay at the study intersections would be experienced with the proposed development." However, in Table 2 entitled Trip Generation Analysis, they say that there will be an increase of 1764 trips a day. I don't consider that a minimal increase.

There is only one exit from this site, the one on Stevenson Ave. Adding 1764 additional cars on Stevenson Ave per day is unacceptable.

### POTENTIAL LOSS OF GOOD JOBS TO THE CITY.

There are already five gas stations within one block of the proposed installation and there are eight within two blocks. (Two on Edsall and S. Van Dorn, one on Duke and Reynolds, one on Duke and S. Pickett, one on Stevenson and S. Whiting, one on Little River Turnpike at Brighton Mall, and two on Little River and Beauregard) I don't know what you might consider this, but eight within two blocks seems more than adequate.

BJ's projects selling over 4 million gallons of gas per year. Much of these sales will come from those other eight stations. If even one station closes, we lose the mechanical repairing facility and the mechanics' jobs that go with it.

Mechanics in this area make in the range of \$20 to \$35 an hour.


The filling station at BJ's will be automated and may not even generate one minimum wage job.

So we may be trading several \$20-35 per hour jobs for, who knows what?

I'm sure that BJ's wants to expand and make more money, but to them this is just like putting another item on the shelves and possibly doing it without having to hire any new personnel.

More traffic and possibly fewer jobs is a bad tradeoff for the city.

Thanks,



Andy Pohl  
(703) 370-9055

andynta@yahoo.com

**FAX COVER SHEET****PAGE 1 of 3 (including this cover sheet)****TO: Alexandria City Clerk****PHONE: 703-838-6433 (fax)****FROM: ANDY POHL (703-370-9055, andynta@yahoo.com)****SUBJECT: Material for June 14, 2003 City Council Meeting, Docket #20 & 21.****DATE: June 13, 2003**

Please see that this material is included in the City Councils package for June 14, 2003.

Thanks,

Andy Pohl

6370 Brampton Court  
Alexandria, VA 22304  
Tel 703-461-8916  
Fax 703-461-0855

## Landmark Mews Zoning Committee

20 & 21  
6-14-03

# Fax

**To:** Mayor Kerry J. Donley

**From:** Ann Foster

**Fax:** 703-838-6433

**Pages:** 6, including cover sheet

**Phone:**

**Date:** 6-13-2003

**Re:** Proposed BJ's Rezoning for Gas Station

The attached explains why our community, for which Stevenson Avenue is the sole outlet, so strongly opposes BJ's application for Master Plan Amendment, Rezoning, and Special Use Permit.

The application is totally misleading as to actual intent and impact. Notice was inadequate. Someone apparently put this on the fast track. The application **does not** have "community support".

We would appreciate your taking time to read the attached and your support of our recommendation to disapprove the application.

Sincerely,



Ann Foster

# LANDMARK MEWS COMMUNITY ASSOCIATION

P. O. Box 11153  
Alexandria, VA 22312

20921  
6-14-03

*[Landmark Mews consists of 148 upscale town homes at the end of Stevenson Avenue]*

## **Proposed Rezoning / Special Use permit / Master Plan Modification To Allow BJ's To Build and Operate a Gas Station at the Van Dorn / Stevenson Avenue Site-- June 12, 2003**

### ***Introduction:***

BJ's requests the City Counsel waive the City's Master Plan, rezone, waive zoning requirements for parking, and grant a special use permit to allow BJ's to build and operate a gas station and bank on BJ's parking lot – in return for enhanced landscaping.

### ***The City should disapprove the applicant's request:***

- The applicant makes representations that it knows, or should know, are inaccurate. The effect is to significantly underestimate traffic impacts and future requirements for parking spaces. The result will be increased congestion and inadequate BJ's parking. The applicant has masked all this.

*[For examples, please see Attachment 1]*

- A BJ's gas station would greatly exacerbate the already unacceptable traffic congestion on Duke, Walker, Stevenson, Van Dorn – hereinafter called Congestion Quadrangle. Congestion Quadrangle is already well above acceptable usage and congestion levels.
- BJ's offer of "cheap gas" is not a public service when the company's ability to undercut the eight other nearby, independent, full service, stations hinges largely on being able to:
  - Persuade City Council to waive requirements that currently attach to the property so that the company can, in effect, build its gas station on "free" land.
  - Have a large retail operation to help absorb the new fixed costs.
  - Use the gas station as a magnet to increase the number of members and the frequency of member visits, which translates to increased retail store sales.
  - Skim off the easy work that requires little or no skills, leaving to others the burden of full car service significantly reduced revenue from gasoline sales.

*[Note: If BJ's wants to compete fairly in the gas station business, is should purchase of one of the eight independent gas stations within a mile of the club. Of course, that would defeat BJ's intent which is to draw more members into the its parking lot and hence to the store. If BJ's skims off the gasoline business, the*

*price of repair work in affected areas will rise -- offsetting, in large measures, the "savings" BJ's purports to be providing the community.]*

- BJ's offer to beautify its own property in an area of such limited possibilities is not worth the 30-40 percent (or more) increase in Congestion Quadrangle traffic that should result from gas station, banking, and reorientation of BJ's product lines.

*(Note: Kent's Landmark Mews Mobil, a few hundred yards from the proposed BJ's gas station is the station most threatened by BJ's proposal. Kent's station has always been meticulously maintained -- one of the most beautifully landscaped properties in the area, including private residences. In contrast, BJ's, having neglected appearances, now offers improved landscaping only in trade for land use concessions. It is also worth noting that Kent and his staff provide outstanding, cheerful service for our community at very reasonable prices.)*

- If the City approves proposed reduction in parking spaces, the expansion of BJ's overall business would lead to a shortage of BJ's parking, to the detriment of surrounding areas, particularly the Van Dorn Shopping Center, which is nearby BJ's club entrance.

### **Summary and Conclusions**

- In the early 90's, BJ's and the City agreed on the terms for building and operating the retail outlet now there. The approved deal stipulated parking spaces and did not include a gas station or a bank.
- Adding both the gas station and the bank is an effort to bring more members into BJ's parking lot and into the store -- but BJ's wants the City to authorize reduced parking as if there would be no increase. The traffic impact will be a far greater than the company represents and parking will end up well below Alexandria standards.
- The City has burdened the West End area with high-density developments, with little prospect for traffic relief. It would be wrong, in this climate, for the City to rework old deals to approve even more intensive use of this property and add to the congestion.
- Any public benefit from BJ's proffer to landscape its own property is far outweighed by the adverse traffic effects and potential parking shortage.

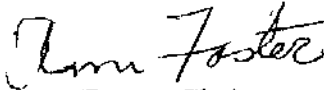
### **Recommendations**

Disapprove BJ's request to build and operate a gas station at the Van Dorn / Stevenson Avenue site.

To streamline the land use process, facilitate staff review, and lessen the risk of being misled, the City should also:



- Require applicants to provide more extensive and visible notification of proposed land use actions to possibly affected neighbors. The large, yellow signboards Fairfax County requires are a better form of public announcement than the paper notices BJ's affixed to a few lamp poles and which can easily be mistaken for advertisements.
- Require that applicants and attorneys representing applicants certify upon submission -- and again before Planning Commission and City Council meetings -- that the information they have provided is current, complete, and accurate.
- The penalty for those who knowingly submit false or misleading information should be disqualification, for say five years, from involvement in City land use matters.
- Reevaluate the need for traffic studies in connection with land use applications if adding to traffic congestion of streets of streets already above acceptable usage levels is not to be a bar against rezoning and special use permits.



Ann Foster, Chair  
Zoning and Land Use Committee

## Examples Of Misleading Information from BJ's Application:

- 1) BJ's calculates numbers of additional trips by dividing an assumed 7,000 gallons per day business by an estimated 12 gallons per visit. In calendar year 2000, gasoline volume for BJ's clubs with gas stations averaged nearly 12,000 gallons per visit.<sup>1</sup>
- 2) BJ's projects future parking space needs based on historical experience. BJ's fails to factor in the effects of recent efforts to increase member visits by expanding retail space within the existing building and by devoting a much larger share of total retail space to groceries, which prompt more frequent visits as opposed to electronic components, books, jewelry, and the like.
- 3) BJ's parking analysis contends that the gas station and bank combined should require only 15 additional parking spaces to support. A Bear Stearns financial analyst reports:

**"BJ's has seen increases of 30% to 40% in weekday [traffic] in those clubs with gasoline [stations]."**<sup>2</sup>

- 4) BJ's Traffic Impact Study, although literally correct, creates a totally wrong impression. Using understated trip volumes as explained above, the study concludes:

***"...the four key intersections continue to operate at the same overall levels of service as those experienced under background conditions without the proposed improvements."***; and

***"there will be minimal delay at the study intersections as a result of the proposed development."***

*[Note: The way these analyses work, a BJ's Traffic Impact Study using realistic trip assumptions, would probably conclude the same. "Overall levels of service" if unsatisfactory remain unsatisfactory, with or without additional traffic. The increment of additional traffic associated with land use variances tend to look small in relation to base load, which is why the situation keeps getting worse.]*

- 5) BJ's calculation of 15 additional parking spaces required for addition of the gas station and bank is disingenuous. The analyst plugged in what the City requires if these were stand-alone businesses. Nowhere, does the study take into account BJ's experience that addition of on-site gas stations generates a 30-40% increase in trips. A quote from the *2001 Warehouse Club Industry Guide*, makes this clear:

***BJ's believes that as first, members who use the gasoline stations buy only daily merchandise, such as milk, bread and eggs. However, as a purchase pattern***

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<sup>1</sup> Warehouse Club Focus. *2001 Warehouse Industry Guide*

<sup>2</sup> *ibid.*

*develops around gasoline purchases, the average transactions begin to increase purchases inside the club.*

- 6) BJ's (or staff) falsely represents "community support" for the revised application - referring to meetings with the Holmes Run Park Committee and consideration of comments provided at those meetings from people who happened to attend. In fact:
  - a) The Holmes Run Park Committee decided **not** to take a position on the application.
  - b) Membership on that committee, which apparently accepts whoever shows up, consists largely of communities unaffected by traffic in BJ's "congestion quadrangle" and does not purport to speak for neighboring communities that might be more affected.
  - c) The Committee's primary focus is on protecting Holmes Run Park, which is nowhere near BJ's. Apparently the record showed input from that organization in the original BJ's development plan, so the staff made sure that group was notified of the current application, apparently ignoring residents on Stevenson, Stultz, Yoakum Parkway, and Whiting, who would be most directly affected.

20 & 21  
6-14-03

Phone Log  
Opposed to Gas Station at BJ &

Barbara Loomis  
6137 Edsall Rd. #F  
Alep.

Cindy Baker  
4801 W. Dredlock Rd, Apt. 3

John Edwards  
309 Ypsilum Parkway

Ellen Duffy  
302 Ypsilum Hwy, Apt. 904  
Watergate at Sandmarle  
703-370-3786

# SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 20 + 21

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Lonnie C. Rich
2. ADDRESS: 101 W. Under Terr., Alex., VA 22301  
TELEPHONE NO. 703/519-7901 E-MAIL ADDRESS: \_\_\_\_\_
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? \_\_\_\_\_  
Kent Taylor
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR: \_\_\_\_\_ AGAINST: ✓ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):  
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL? YES ✓ NO \_\_\_\_\_

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

## Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

20

# SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 20521

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: E. L. Byrd
2. ADDRESS: 1750 Tysons Blvd.  
TELEPHONE NO. 7125480 E-MAIL ADDRESS: \_\_\_\_\_
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? \_\_\_\_\_  
the applicant
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):  
attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL? YES ☒ NO ☐

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

### Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

## APPLICATION FOR:

☒ MASTER PLAN AMENDMENTMPA # 2003-0003☒ ZONING MAP AMENDMENTREZ # 2003-0002PROJECT NAME: BJs Wholesale ClubPROPERTY LOCATION: 101 S. Van Dorn StreetAPPLICANT Name: BJs Wholesale Club, Inc.Address: 1 Mercer Road, Natick, MA 01760PROPERTY OWNER Name: Carl M. Freeman Associates, Inc.Address: 11325 Seven Locks Road, Potomac, MD 20854Interest in property: ☐ Owner ☐ Contract Purchaser  
☐ Developer ☒ Lessee ☐ Other \_\_\_\_\_

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☐ yes: If yes, provide proof of current City business license.☐ no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Erika L. Byrd

Print Name of Applicant or Agent

McGuireWoods LLP1750 Tysons Boulevard, Suite 1800

Mailing/Street Address

McLean, VA 22102

City and State

Zip Code

[Signature]  
Signature703-712-5480

Telephone #

703-712-5288

Fax #

February 27, 2003/revised April

Date

2003

## FOR CITY STAFF USE ONLY:

Date application received: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Date application complete: \_\_\_\_\_

Staff Reviewer: \_\_\_\_\_

ACTION - PLANNING COMMISSION: MPA - APPROVED 7 TO 0, REZ - RECOMMEND APPROVAL 7 TO 0ACTION - CITY COUNCIL: 6/14/03PH--CC denied the request for rezoning and  
12 the special use permit.